AGENDA

City of Sedona
Planning and Zoning Commission Meeting

4:30 PM | **Tuesday, December 2, 2025**

NOTICE:
Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, December 2, 2025, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to planning@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. Election of Chair and Vice Chair
3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
4. APPROVAL OF THE FOLLOWING MINUTES:
   a. October 21, 2025 (R)
   b. October 21, 2025 (SV)
5. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
6. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
   a. Public Hearing/discussion/possible action regarding Arts'n'One: a request for approval of a Minor Community Plan Amendment from Single Family Medium Density (SFMD) to MU (Mixed Use), Zone Change from SU (Special Use, Obsolete Zoning District) to M1 (Mixed-Use Neighborhood) and Conditional Use Permit to allow for the expansion of permitted uses on the property and continuation of the existing art studio, at 110 Oak Creek Boulevard. The property is ±0.31 acres and is located on the east side of Oak Creek Boulevard approximately 550 feet south of W State Route 89A. APN: 408-26-039

      Project/Case Number: Arts'n'One/PZ25-00005 (Minor CPA, ZC, CUP)

      Owner/Applicant: Kaiser-Herman Family Trust (Paul Kaiser & Susan Herman)

   b. Public hearing/discussion/possible action regarding Goodrow Housing: a request for approval of Zone Change from RS-10 (Single-Family Residential, 4 units per acre) to RM-3 (High-Density Multifamily, 20 units per acre) and Development Review to allow for the construction of 51 multifamily units at 60 Goodrow Lane. The subject property is ±2.9 acres and is located approximately 250 feet north of the intersection of Goodrow Lane and W State Route 89A (east of The Wilde Resort and Spa). APN: 408-24-069

      Project/Case Number: Goodrow Housing /PZ24-00011 (ZC, DEV)

      Owner/Applicant: BCT Sedona Multifamily, LLC (Basil Maher, Bruce Taylor)
7. Presentation/Training from City Attorney regarding Open Meeting Law, Conflicts of Interest, and the role of the Planning & Zoning Commission
8. FUTURE MEETING DATES AND AGENDA ITEMS
   a. Tuesday, January 6, 2025

AGENDA

City of Sedona
Planning and Zoning Commission Meeting

4:30 PM | **Tuesday, December 2, 2025**

9. EXECUTIVE SESSION

   Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

   a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
   b. Return to open session. Discussion/possible action on executive session items.

10. ADJOURNMENT

Physical Posting: November 26, 2025 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona Planning and Zoning Commission meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

City Of Sedona Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Memorandum

DATE:	November 20, 2025
TO:	**Planning and Zoning Commission**
FROM:	Alex Ortega, Assistant Planner
MEETING DATE:	**December 2, 2025**
SUBJECT:	Public Hearing; Arts'n'One (PZ25-00005 (Minor CPA, ZC, CUP))

A public hearing for Arts'n'One was scheduled and noticed for December 2, 2025. However, the applicant is continuing to work with staff and has requested a continuance to ensure the request and proposal accurately reflect their intended goals. Therefore, staff is recommending that the project be continued to the January 6, 2026 meeting.

If commissioners are interested in reviewing the project documents prior to the packet for the January 6, 2026 meeting being distributed, the application materials may be reviewed online at:

https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/archived-project-pages/arts-n-one

Recommendation and Motion
Staff recommends that the public hearing for case number PZ25-00005 (Minor CPA, ZC, CUP), Arts'n'One be continued to January 6, 2026.

Sample Motion for Commission Use
(Please note that the below motion is offered as a sample only and that the Commission may make other motions as appropriate.)

Recommended Motion
I move for continuance of the public hearing for case number PZ25-00005 (Minor CPA, ZC, CUP), Arts'n'One, to the Planning and Zoning Commission public hearing on January 6, 2026.

Staff Report
PZ24-00011 (ZC, DEV)
Goodrow Housing
Summary Sheet

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Meeting Date:	**December 2, 2025**
Hearing Body:	Planning and Zoning Commission
Project Summary:	Request for approval of a Zone Change and Development Review application to allow for the development of a 51-unit multifamily project
Staff Recommendation:	None. Staff's full evaluation of the project is provided, and final action is being left to the discretion of the Planning and Zoning Commission (and ultimately City Council).
Location:	60 Goodrow Lane
Parcel Numbers:	408-24-069
Owner/Applicant:	BCT Sedona Multifamily LLC (Basil and Mimi Maher)
Authorized Representative:	Bruce Taylor, Architect, and Sefton Engineering (Glenn Smith)
Site Size:	± 2.83 acres
Sedona Community Plan Designation:	Mixed Use (MU) The properties are within the West Sedona Corridor Community Focus Area (CFA). No Plan is adopted or underway for this CFA
Existing Zoning:	RS-10 (Single-Family Residential)
Proposed Zoning:	RM-3 (High-Density Multifamily)
Current Land Use:	Vacant

Surrounding Properties:

	Area Zoning	Area Land Uses
North:	RS-10	Single-Family Residential
East:	IN (Industrial)	Storage Facility and City Maintenance Yard
South:	CO (Commercial)	Vacant (location of approved Alkemista Development)
West:	L and RS-10	The Wilde Resort, Single-Family Residential

Report Prepared By: Cari Meyer, Planning Manager

Attachments:

1. Vicinity/Aerial Map ..... Page 24
2. Project Application Materials ..... Page 27

Note: Due to file size constraints, supplemental project materials, including Site Analysis, Construction Plans, and the Engineering Reports are not included as attachments to the packet but are included at the following link: https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/goodrow-housing

3. Review Agency Comments ..... Page 110
4. LDC Checklist ..... Page 114
5. Public Comments ..... Page 122

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

PROJECT DESCRIPTION

This is a request for approval of a Zone Change (ZC) and Development Review (DEV) to allow for the development of a 51-unit multifamily project. In addition to the ZC and DEV requests, the applicant will be requesting exceptions to the Land Development Code (LDC) regarding building height and building massing under the allowances in the Development Incentives and Guidelines for Affordable Housing (DIGAH). While the Planning and Zoning Commission cannot approve these exceptions, City Council has requested that the Commission weigh in on the requests.

APPLICATION COMPONENTS

If approved, this application would allow the property to be developed with a multifamily use. The following must be approved to allow this project to move forward:

1. *Zone Change (ZC)*
    a. The requested ZC is from RS-10 (Single Family Residential) to RM-3 (High Density Multifamily).
        i. The existing RS-10 zone permits single-family development at a density of 4 units per acre.
        ii. The proposed RM-3 zoning permits multifamily development at a density of 20 units per acre.
2. *Development Review (DEV)*
    a. Developments with more than 10 residential units require Planning and Zoning Commission review and approval of a Development Review application.
    b. Staff's evaluation of the project in this staff report is based on the requirements for a multifamily development in the RM-3 zone. If the rezoning is not approved, this review would not be valid, as lodging would not be a permitted use.
3. *Development Agreement (DA)*
    a. The project has stated that they intend to request exceptions to the Land Development Code under the allowances of the DIGAH (Development Incentives and Guidelines for Affordable Housing).
    b. While Planning and Zoning Commission does not approve or make an official recommendation on Development Agreements or exceptions requested under the DIGAH, the City Council has requested that the Commission review the project and provide input before a final decision on a Development Agreement is made.

BACKGROUND

Existing Site Characteristics

- The property is located northeast of the intersection of W State Route 89A and Rodeo Road, east of the Wilde Resort and north of the approved Alkemista Development (See Attachment 1).
- The property is in Yavapai County.
- The property is currently accessed via Goodrow Lane and Bennett Way. The Bennett Way access point provides access to the signalized intersection at Rodeo Road.
- The property is currently vacant and was previously used as a single-family home and contractor's yard. All previously existing buildings were demolished in 2024.
- The southeast corner of the site contains City-designated 100-year and 500-year floodplains.
- The property is not part of a recorded subdivision.

Community Plan and Zoning Designations

The property is Mixed Use (MU) on the Future Land Use Map. (See Figure 1: Community Plan Map) The MU designation is intended to support developments with a variety of uses, including residential, commercial, office, community, and educational. MU areas can serve as transitional between more intense commercial uses and residential and should be considered in areas with access to transit, shared use paths, or other amenities. MU areas may include any of the following uses:

- Commercial retail, office and services
- Public and semi-public uses
- Multi-family Residential - Medium Density (8-12 units per acre) or High Density (more than 12 units per acre)

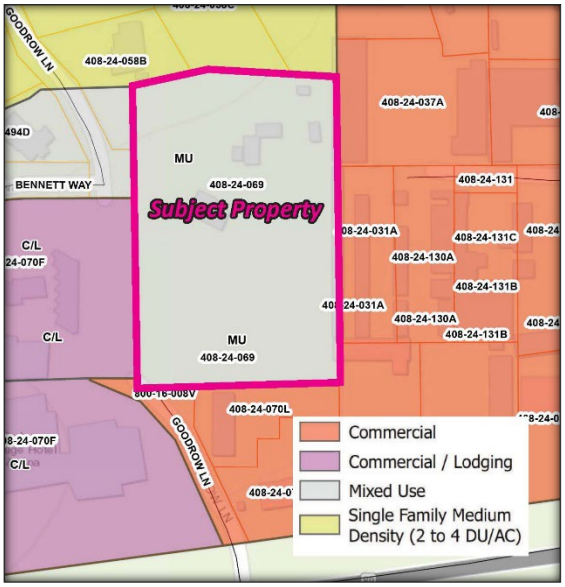


Figure 1: Community Plan Map

The property is zoned RS-10 (Single Family Residential). See Figure 2: Existing Zoning Map. This zoning district permits single-family residential development at a density of 4 units per acre. The proposed multifamily development exceeds 12 units per acre, so a zone change to RM-3 is required to allow the project described in the application to be developed.

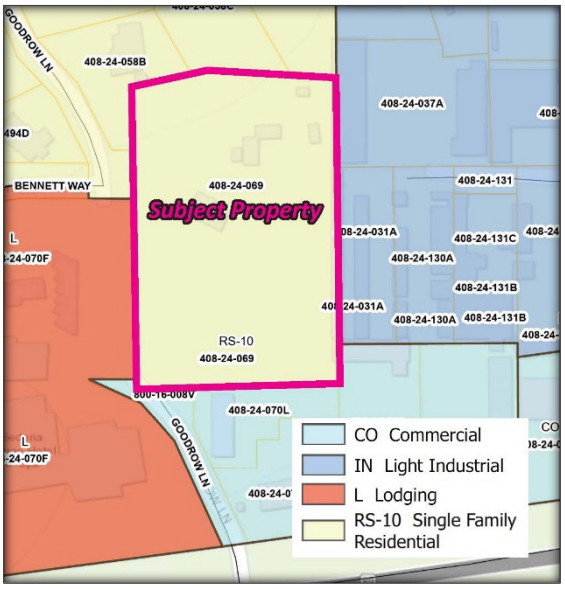


Figure 2: Existing Zoning Map

The purpose of the RM-3 zone is:

> *…to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.* LDC Section 2.10.A

West Sedona Corridor Community Focus Area (CFA) Plan

The property is within the West Sedona Corridor Community Focus Area. While no plan has been developed for this area, the Community Plan lists the following opportunities for properties in this area (Sedona Community Plan page 47):

- Build on the existing attributes
- Identify transition areas appropriate for multifamily residential
- Establish parallel alternatives to W 89A for vehicles, bicycles, and pedestrians
- Improve walkability and bike-ability, including alternative routes parallel to W 89A

Requirement for a Development Review

LDC Section 3.2.E, Table 3.1, Table of Allowed Uses, lists "Dwelling, Multifamily" as permitted uses in the proposed RM-3 zone. LDC Section 8.8.A, Table 8.2, sets the thresholds for Development Review. Projects with 11 or more dwelling units are classified as Major Development Reviews, requiring a review and approval by the Planning and Zoning Commission at a public hearing.

The project is subject to all applicable design standards contained in the LDC. These are primarily found in Article 2 (Zoning Districts), Article 5 (Development Standards), and Article 6 (Signs).

PUBLIC INPUT

- The application materials state a Citizen Participation Plan would be completed. Based on information provided by the applicant, the notification was not sent to the surrounding property owners until November 20 and a meeting with the neighbors was not scheduled until December 1. The results of that meeting are unknown as of writing this report.
- Project documents were placed on the Projects and Proposals page of the Community Development Department website.
- Property owners within 300 feet of the subject property were included in the public outreach and notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on November 14, 2025.
- All notices contain contact information and a way to submit comments. All comments received are included as Attachment 5.

REVIEW AGENCY COMMENTS AND CONCERNS

All internal and external review agencies were given an opportunity to review this application. The following departments provided comments on this project:

- City of Sedona Community Development Department
- City of Sedona Public Works Department
- City of Sedona Sustainability Department

Comments from Community Development and Public Works have been addressed with resubmittals or are incorporated into the conditions of approval and will be reviewed at the building permit stage. Comments from the Sustainability Department have not been addressed with the resubmittals and are included as Attachment 3 for Commission Review.

DEVELOPMENT PROPOSAL

The Goodrow Housing project proposes a Zone Change and Development Review to allow for the development of 51 multifamily residential units. A detailed description of the proposal, including a site plan of the property, is included in the project materials (Attachment 2) and summarized below.

Phasing

The project is proposed to be developed in a single phase.

Land Development Code (LDC)

A comprehensive evaluation for compliance with all applicable sections of the LDC was conducted and is outlined in Attachment 4 (LDC Checklist). This review was based on the requirements for a multifamily project in the RM-3 zone. If the rezoning is not approved, the review would not be valid, as lodging would not be a permitted use for the property.

- LDC Section` 2.10: RM-3: High-Density Multifamily
    - Setbacks: While the project meets zoning setbacks, the DIGAH requires a 20 foot setback for buildings that apply additional height. The plans do not meet this requirement.
    - Heights: All buildings exceed maximum height allowances by 7’-19.5’.
    - The project complies with all other standards established by this section.
- LDC Section 2.24: Measurements and Exceptions
    - The project complies with density and lot and space requirements (Subsections B & C).
    - The project complies with zoning setback requirements (Subsection D). However, the DIGAH requires a 20 foot setback for buildings that apply additional height. The plans do not meet this requirement.

- The project does not comply with height requirements (Subsection E). All buildings exceed height allowances by 7'-19.5'.
    - The LDC contains allowances to permit an increase to the permitted height by up to 5 feet (Alternate Standards). None of these allowances have been used in the project. If Alternate Standards were maximized, the buildings would exceed height allowances by 2'-14.5'.
    - The DIGAH allows City Council to approve LDC exceptions based on the affordability commitments contained in a project. Planning and Zoning Commission should provide input on whether they believe that these exceptions should be approved, taking into account the affordability commitments the applicant has made with the project.

- LDC Article 3: Use Regulations
    - The project complies with all applicable use specific standards.
- LDC Section 5.3: Grading and Drainage
    - A preliminary grading and drainage report and plan have been submitted and reviewed by the Public Works Department. There are a number of outstanding items that will need to be addressed prior to building permit submittal.
- LDC Section 5.4: Access, Connectivity, and Circulation
    - Vehicular access to the site is from Bennett Way and Goodrow Lane. The Bennett Way access point provides access to the traffic light at Rodeo Road.
    - The site is designed to provide for a future connection from Bennett Way to Contractors Road. This connection will only be made public if the City is able to get public access through Contractors Road to Coffee Pot Drive.
    - Pedestrian and bicycle circulation is provided throughout the site.
- LDC Section 5.5: Off-Street Parking and Loading
    - 55 spaces are required for the apartments and 59 are provided. Each townhouse requires 1.75 parking spaces and each one provides 2 spaces (one in the garage, one on the driveway).
    - Parking for the apartments is provided under the buildings and in guest parking areas. Parking for the townhouses is provided with each unit.
    - Parking areas are appropriately located and screened from the roads with buildings and landscaping.
    - No loading spaces are required.
- LDC Section 5.6: Landscaping, Buffering, and Screening
    - The landscaping plans show compliance with required number and species of plants, native planting requirements, and location of landscape areas.
    - No roof-mounted equipment is proposed, and ground mounted equipment and service areas are screened.
    - Fences and walls meet LDC requirements.
- LDC Section 5.7: Site and Building Design
    - A complete evaluation of the plans for compliance with site and building design requirements is in the LDC Checklist (Attachment 4). Areas of non-compliance include:
        - Building Massing: The Townhouse buildings do not meet elevation view massing requirements.
        - The DIGAH allows City Council to approve LDC exceptions based on the affordability commitments contained in a project. Planning and Zoning Commission should provide input on whether they believe that these exceptions should be approved, taking into account the affordability commitments the applicant has made with the project.
- LDC Section 5.8: Outdoor Lighting

  - 198,100 lumens are permitted; 125,162 lumens are proposed.
  - All fixtures are fully shielded and meet lighting color requirements.
    - Lighting pole height is not indicated on the plans and is limited to 12 feet. This is included as a recommended conditions of approval.
  - Sign illumination is included on the lighting plans.

- LDC Section 5.9: Public Art
  - The project is not required to provide public art.
- LDC Section Article 6: Signs
  - A sign plan has been provided and complies with sign requirements.

Wastewater Disposal
The property will connect to the City's wastewater system.

Housing Availability and Affordability
The Letter of Intent includes the following commitments to Housing Availability and Affordability:

- The project will be targeted to households earning up to 120% or less of Area Median Income ("AMI").
- The percentage of units restricted to 120% or less of AMI shall be determined in consultation with City Council and the City Attorney and will be included in a binding Development Agreement.
- The entirety of the project will be restricted to lease terms of no less than 90 days for a period of ten years.
- Tenants will not be permitted to sublease unless approved by management. Any sublease within the first ten years shall prohibit short term rentals.

REVIEW GUIDELINES
The following is requested from the Planning and Zoning Commission at this time:

- **ZONE CHANGE (ZC):** Recommendation to City Council
- **DEVELOPMENT REVIEW (DEV):** Final action, pending City Council action on other application components and any potential appeal
- **DEVELOPMENT AGREEMNT (DA):** Review proposed contents, no official action taken

In making a recommendation to the City Council regarding the ZC and in reviewing the proposed contents of the Development Agreement, the Planning and Zoning Commission should determine whether the proposal is in the interest of the public and is consistent with the community's vision, and overall consistency with the Sedona Community Plan and other applicable plans.

In taking action on the DEV, the Planning and Zoning Commission should determine whether the proposal is in compliance with the requirements of the Land Development Code.

DISCUSSION (ZONE CHANGE)
The ZC proposes to rezone the subject property from RS-10 to RM-3.

> *The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.* LDC Section 2.10.A (High-Density Multifamily, Purpose)

In addition to evaluating the proposed zone change for compliance with the purpose of the RM-3 district and consistency with adopted City Plans, all development applications are reviewed under LDC Article 8 (Administration and Procedures). LDC Section 8.3 contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development

applications. LDC Section 8.3.E(5) contains the approval criteria applicable to all development, subdivision, and rezoning applications. As these criteria are the same for a Zone Change and Development Review, these criteria and staff's evaluation are provided after the DEV section for both the ZC and DEV requests.

Evaluation of Proposal
When considering a zone change, consideration should be given to the following:

- The Community's Vision
- Overall consistency with the Sedona Community Plan
- Consistency with Adopted Plans (GO! Sedona Pathways Plan, Transportation Master Plan, Climate Action Plan)

Community Vision
The Community Plan Vision is as follows:

> *Sedona is a community that nurtures connections between people, encourages healthy and active lifestyles, and supports a diverse and prosperous economy, with priority given to the protection of the environment.* *Sedona Community Plan, Vision Chapter, page 7*

The Community Plan lists the following as components of the vision:

- Environmental Stewardship
- Community Connections
- Improved Traffic Flow
- Walkability
- Economic Diversity
- Sense of Place

Staff Evaluation
The following is Staff's evaluation of the project in relation to the City's vision:

- Environmental Stewardship
    - The project is an infill site that is surrounded by existing development.
    - The landscaping plan for the site uses 100% native vegetation.
- Community Connections
    - The development includes pedestrian and bicycle connections through the site.
    - The development includes an extension of Bennett Way that is the next link in making an off-highway connection between Rodeo Road and Coffee Pot Drive.
    - The housing provides a mix of housing types that could provide more living opportunities and diversity of housing types for the local population.
        - The project documents state that the project will be targeted toward residents making up to 120% of the AMI.
            - The project documents do not specify what "targeted" means, how many units will be specifically reserved for households at that income level, or the time frame those restrictions will be in place.
        - The project documents state that leases will be a minimum of 90 days for the first 10 years of the project.
            - Similar projects have been deed restricted units against short term rentals for a minimum of 30 years.
- Improved Traffic Flow
    - The development includes an extension of Bennett Way that is the next link in making an off-highway connection between Rodeo Road and Coffee Pot Drive.
    - Bicycle and pedestrian connections are provided throughout the site.
- Walkability

  - Bicycle and pedestrian connections are provided throughout the site.
  - The residents would be able to walk to a variety of retail, restaurants, and recreational uses, reducing dependence on vehicles.
- Economic Diversity
  - The project does not propose a new commercial use, but provides housing, which local businesses have cited as a key component in being able to attract and retain a workforce.
- Sense of Place
  - The plans show compliance with LDC requirements. Compliance with LDC requirements ensures that the buildings meet the expectations of the community and contribute to the overall sense of place for the community.

Sedona Community Plan

Staff has evaluated this proposal for overall consistency with the Sedona Community Plan. The following goals and policies apply to the application, with Staff comments provided in *italics*.

Chapter 4: Land Use

The properties are within the West Sedona Corridor Community Focus Area (Sedona Community Plan page 46-47). No plan is adopted for this area, but the general statements regarding the opportunities for this area in the Community Plan may provide guidance for this project, including:

- Safety, comfort and convenience for pedestrians, bicyclists, and those with disabilities (Page 46); Establish parallel alternatives to W 89A for vehicles, bicycles, and pedestrians (Page 47); Improve walkability and bike-ability, including: Alternative routes parallel to W 89A (Page 47)
  - *The project plans include opportunities for off-highway connections and provide pedestrian and bicycle pathways throughout the development*.
- Incentives for redevelopment (Page 46)
- *The application requests exceptions to the LDC requirements to construct housing. If the Commission (and, ultimately the Council), believes that the commitments to housing availability and affordability are commensurate with the exceptions being requested, approval of the exceptions could be seen as an incentive for the development of this property.*
- Create transitions and buffers to single-family residential neighborhoods (Page 46); Identify transition areas appropriate for multi-family residential (Page 47)
  - *The plan provides multifamily residential as a buffer between the commercial area to the south and the single-family residential to the north. Within the site, the highest density/highest heights are at the south end of the site, near the commercial, while the lower density/lower heights are at the north end of the site near the single-family residential.*

In addition to the CFA for this area, other, more general, land use goals and actions relevant to this project include the following:

- Policy 4.5: Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address housing needs in areas designated for Multi-family High Density, Commercial, and Mixed-use.
- Policy 4.10: For the term of this Plan, prioritize housing growth within City limits (as of 2023), focusing our efforts on affordability and diversity.
  - *The project will be targeted toward residents making up to 120% of the AMI. The project documents do not specify what "targeted" means, how many units will be specifically reserved for households at that income level, or the time frame those restrictions will be in place.*
  - *Leases will be a minimum of 90 days for the first 10 years of the project.*

- *Similar projects have been deed restricted units against short term rentals for a minimum of 30 years.*
- *While the project documents indicate a commitment to exploring ways to ensure the project meets City housing goals, the proposal lacks detail of how that will be done and does not commit to a timeframe greater than 10 years. Similar projects (including ones that were not requesting rezoning approval or LDC exceptions) have committed to deed restrictions for availability and/or affordability for a minimum of 30 years or longer.*

- Action L7. Evaluate potential for increased building height where view corridors are least impacted and where multiple stories may be the best option for development of multi-family housing and mixed-uses.
  - *The property may be a good candidate for consideration of increased heights, due to the setback of the property from the highway to the south and the difference in elevation to the single-family houses to the north. The project is proposing heights up to 19.5' above what is otherwise allowed and, as additional height is reviewed under allowances in the DIGAH, commitments to affordability are key in reviewing whether any particular height increase may be supported. The project documents state that the project will be targeted toward residents making up to 120% of the AMI, but does not specify what "targeting" means, does not specify how many units would be deed restricted, and does not state a timeframe that the project would be deed restricted. The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council and Council has requested Planning and Zoning Commission feedback prior to making a decision.*

Chapter 5: Housing
The Community Plan acknowledges that the lack of housing availability and the high cost of housing are key issues in Sedona. Housing is also a key issue for economic development, as housing issues often impact employee recruitment and retention. Housing goals and actions relevant to this project include the following:

- Policy 5.1: Expand Sedona's mix of housing types to meet the needs of a diverse and vibrant community.
- Policy 5.4: Increase housing diversity with strategies that promote the development of affordable and market-rate housing in Sedona.
- Action H5: Identify incentives that support and encourage developers to build more affordable multi-family housing.
  - *The project has the potential to address housing needs, including availability and affordability. As discussed in the Land Use Section above, there is a lack of detail as to how that will be achieved and the timeframes that the applicant has stated they are willing to make the commitments for are lower than other projects (including ones that were not requesting a zone change or LDC exceptions). The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council and Council has requested Planning and Zoning Commission feedback prior to making a decision.*

Chapter 6: Circulation
Circulation goals and actions relevant to this project include the following:

- Action CR1. Develop Sedona's multimodal system by making progress on all the Sedona in Motion projects, including those identified in other plans such as the GO Sedona Pathways Plan and the Sedona Transit Implementation Plan. Projects include the following: Conduct a street connection feasibility study that evaluates and prioritizes potential connections for vehicles and/or bike/pedestrian use.
  - *The project provides an extension of Bennett Way. Bennett Way aligns with Contractors Road to the east, providing for a potential connection in the future.*

Adopted Plans
Staff evaluated the proposal relative to other adopted plans, including the Transportation Master Plan, the GO! Sedona Pathways Plan, and the Climate Action Plan. Those evaluations are summarized below.

Transportation Master Plan (TMP)
The TMP recommendations that this project addresses include providing neighborhood vehicular connections and additional off-highway connections for bicycles and pedestrians. These are provided through the Bennett Way extension and the design of the site.

GO! Sedona Pathways Plan (GO! Plan)
Following the adoption of the TMP, the City developed the GO! Plan, focusing on the trail and pathway system within the City (walkability and bike ability improvements). The GO! Plan emphasizes connected pathways and off-highway connections. While the GO! plan shows an off-highway connection through this property, which is included with the Bennett Way extension. The pathway is proposed at an initial width of 5 feet, but space is available to expand to 10 feet if warranted.

Climate Action Plan (CAP)
Review for compliance with the CAP, along with other sustainability goals of the City, is done by Sustainability Program Staff. Their recommendations are included in Attachment 3. The Commission may choose to include any of the Sustainability recommendations as conditions of approval for the project.

Conclusion (Zone Change Evaluation)
The decision of whether to approve a particular zone change is a legislative policy action left to the judgment and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community's vision and overall consistency with the Sedona Community Plan and other applicable plans. The Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

While no project is expected to meet all of the recommendations and visions of the Community Plan, the applicable CFA Plan, and other adopted plans, zone change applications are expected to move the City closer to realizing this vision and projects should not detract from any of the visions.

Overall, the project is consistent with overarching goals of housing and circulation and does not directly contradict any goals of the City's adopted planning documents. However, the commitments contained in the project documents regarding availability and affordability of housing are not overly specific and the time frames the applicant has committed to are lower than other, similar projects, including projects that are not requesting a rezoning or LDC exceptions, as this one is.

Lack of specificity and shorter time commitments may lessen the impact of the commitments made and should be considered by the Commission and the Council in making a decision on this zone change request. The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council and Council has requested Planning and Zoning Commission feedback prior to making a decision.

DISCUSSION (DEVELOPMENT REVIEW)
Staff's full evaluation of the proposal for compliance with LDC requirements is contained in the LDC Checklist (Attachment 4) and is summarized in the Development Proposal section of this staff report.

LDC Section 8.3 contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. LDC Section 8.3.E(5) contains the approval criteria applicable to all development, subdivision, and rezoning applications. As the criteria are the same for a Zone Change and Development Review, these criteria and staff's evaluation of the project for compliance with these criteria are provided below for both the ZC and DEV requests.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS (ZC & DEV)
A. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.

2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

Staff Evaluation: *The project has been reviewed for compliance with all applicable criteria. Therefore, staff believes this criterion is met.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *There are no prior approvals with which this development would need to be consistent. Therefore, staff believes this criterion is met.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *As outlined in the evaluation of the ZC, this project is consistent with the overarching goals of housing and circulation and does not directly contradict any goals of the City's adopted planning documents. However, the commitments contained in the project documents regarding availability and affordability of housing are not overly specific and the time frames the applicant has committed to are lower than other, similar projects, including projects that are not requesting a rezoning or LDC exceptions, as this one is.*

Lack of specificity and shorter time commitments may lessen the impact of the commitments made and should be considered by the Commission and the Council in making a decision on this zone change request. The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council and Council has requested Planning and Zoning Commission feedback prior to making a decision.

If the Commission believes that the commitments being made by the applicant are appropriate given the rezoning request (RS-10, 4 units per acre to RM-3, 20 units per acres) and LDC exception requests (7-19.5 feet of additional height), the Commission could find that this criterion is met.

If the Commission believes that the commitments being made by the applicant are not appropriate given the rezoning request (RS-10, 4 units per acre to RM-3, 20 units per acres) and LDC exception requests (7-19.5 feet of additional height), the Commission could find that this criterion is not met.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *As outlined in the Development Proposal section of this Staff Report, along with the LDC Checklist (Attachment 4), this proposal does not comply with all applicable standards, specifically regarding height and massing. The applicant has indicated that they intend to request an exception to*

these code sections under the DIGAH and Council has requested Commission feedback before deciding whether to approve the requested exceptions.

The applicant is requesting a height exception to allow buildings that exceed the height allowance by 7'-19.5'. While the LDC contains allowances for increased height (alternate standards), none of these allowances have been applied to the design of the project and, if they were applied, would increase the maximum permitted height by 5', so the project would still need height exceptions, but at a lower amount.

In addition to height, the townhouse buildings do not meet elevation view massing requirements, as there are not 2' vertical differences in roof forms. The applicant is also requesting that Council approve an exception to this requirement under the DIGAH.

In exchange for these exceptions, the applicant has stated that the project will be targeted toward residents making up to 120% of the AMI. The project documents do not specify what "targeted" means, how many units will be specifically reserved for households at that income level, or the time frame those restrictions will be in place. The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council.

If the Commission believes that the commitments being made by the applicant are appropriate given the requested LDC exception, the Commission could find that this criterion is met.

If the Commission believes that the commitments being made by the applicant are not appropriate given the requested LDC exception, the Commission could find that this criterion is not met.

E. Minimizes Impacts on Surrounding Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant has not completed a Citizen Participation Plan for the project. The project documents state that the applicant was anticipating having a public meeting in late October/early November, but that meeting did not happen, though the applicant did state that they would send out letters on November 20 and hold a meeting on December 1, the day before the Commission's scheduled meeting.*

Staff received two public comments on this proposal. Both comments were supportive of housing projects, but both thought the time frames for affordability and availability should be longer and one was against the height increases.

As currently submitted, this criterion is not met.

If the applicant completes the process prior to the Commission's meeting and provides a report as to how they will address the concerns of the surrounding property owners to the satisfaction of the Commission, the Commission could find that this criterion is met.

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no intergovernmental agreements that impact this project. This criterion does not apply to this request.*

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *The City's Sustainability Department has provided recommendations for ways this project may be better able to address the Climate Action Plan and Sustainability Goals. The Commission may choose to make changes to the proposed conditions of approval based on these recommendations. If the Commission believes that, if needed, conditions are included that address the Climate Action Plan, the Commission could find that this criterion is met.*

H. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *No adverse fiscal impacts on the City are anticipated. Therefore, staff believes this criterion is met.*

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *All applicable utility companies have had an opportunity to review the submitted plans and have not expressed concern. Therefore, staff believes this criterion is met.*

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *The project provides for an extension of Bennett Way, which provides for a future off-highway connection between Coffee Pot Drive and Rodeo Road. Public Works, Fire, and Police have reviewed the plans and have not expressed any concerns. Therefore, staff believes this criterion is met.*

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *Adequate public service and facility capacity exists to accommodate the proposed development. All applicable review agencies have reviewed the plans and have not stated any concerns from a serviceability standpoint. Therefore, staff believes this criterion is met.*

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The project is proposed to be developed in a single phase. Therefore, staff believes this criterion is met.*

STAFF RECOMMENDATION

Staff is not making a recommendation on the proposed Zone Change and Development Review (and accompanying Development Agreement), based on the findings below. For each of these findings, options are provided to the Commission as to how the project may or may not meet the findings. If the Commission finds that the following criteria are met, an approval/recommendation of approval would be appropriate. If the Commission finds that the criteria are not met, a denial/recommendation of denial would be appropriate. The Commission may also make additional findings as appropriate.

- Finding C: Consistency with Sedona Community Plan and Other Applicable Plans
    - Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:
        1. Shall weigh competing plan goals, policies, and strategies; and
        2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *This project is consistent with the overarching goals of housing and circulation and does not directly contradict any goals of the City's adopted planning documents. However, the commitments contained in the project documents regarding availability and affordability of housing are not overly specific and the time frames the applicant has committed to are lower than other, similar projects, including projects that are not requesting a rezoning or LDC exceptions, as this one is.*

Lack of specificity and shorter time commitments may lessen the impact of the commitments made and should be considered by the Commission and the Council in deciding on this zone change request.

If the Commission believes that the commitments being made by the applicant are appropriate given the rezoning request (RS-10, 4 units per acre to RM-3, 20 units per acres) and LDC exception requests (7-19.5 feet of additional height), the Commission could find that this criterion is met.

If the Commission believes that the commitments being made by the applicant are not appropriate given the rezoning request (RS-10, 4 units per acre to RM-3, 20 units per acres) and LDC exception requests (7-19.5 feet of additional height), the Commission could find that this criterion is not met.

- Finding D: Compliance with This Code and Other Applicable Regulations
    - The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *This proposal does not comply with all applicable standards, specifically regarding height and massing. The applicant has indicated that they intend to request an exception to these code sections under the DIGAH.*

The applicant is requesting a height exception to allow buildings that exceed the height allowance by 7'-19.5'. While the LDC contains allowances for increased height (alternate standards), none of these allowances have been applied to the design of the project and, if they were applied, would increase the maximum permitted height by 5', so the project would still need height exceptions, but at a lower amount. In addition to height, the townhouse buildings do not meet elevation view massing requirements, as there are not 2' vertical differences in roof forms.

In exchange for these exceptions, the applicant has stated that the project will be targeted toward residents making up to 120% of the AMI. The project documents do not specify what "targeted" means,

how many units will be specifically reserved for households at that income level, or the time frame those restrictions will be in place. The applicant has indicated that they are willing to discuss the parameters of these restrictions with Council.

If the Commission believes that the commitments being made by the applicant are appropriate given the requested LDC exception, the Commission could find that this criterion is met.

If the Commission believes that the commitments being made by the applicant are not appropriate given the requested LDC exception, the Commission could find that this criterion is not met.

- Finding E: Minimizes Impacts on Surrounding Property Owners
    - The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *As of writing this report, the applicant has not completed a Citizen Participation Plan. The project documents state that the applicant was anticipating having a public meeting in late October/early November, but that meeting did not happen, though the applicant did state that they would send out letters on November 20 and hold a meeting on December 1, the day before the Commission's scheduled meeting.*

As the Citizen Review Process was not completed, this criterion is not met.

If the applicant completes the process prior to the Commission's meeting and provides a report as to how they will address the concerns of the surrounding property owners to the satisfaction of the Commission, the Commission could find that this criterion is met.

- Finding G: Minimizes Adverse Environmental Impacts
    - The proposed development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *The City's Sustainability Department has provided recommendations for ways this project may be better able to address the Climate Action Plan and Sustainability Goals. The Commission may choose to make changes to the proposed conditions of approval based on these recommendations. If the Commission believes that, if needed, conditions are included that address the Climate Action Plan, the Commission could find that this criterion is met.*

LDC Section 8.3.C(5) and ARS Section 9-462.11

This application is considered a residential rezoning. LDC Section 8.3.C(5) and ARS Section 9-462.11 set the required timeframes for processing residential rezonings. These sections require the City to approve or deny a residential rezoning application within 180 days of submittal of a complete application. A complete application was submitted for this project on September 9, 2025, so the application must be either approved or denied by March 8, 2026.

Planning and Zoning Commission Options

The Planning and Zoning Commission may recommend approval or denial of the application, as outlined above. As the project still must go to City Council and the applicant has stated they wish to negotiate the terms of the availability and affordability commitments with Council, Staff would not support a continuance at the Commission level, to give the Council sufficient time to review the project.

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.SedonaAZ.gov/cd

STAFF RECOMMENDATION (ZONE CHANGE, DEVELOPMENT REVIEW)

Staff is not making a recommendation on the proposed Zone Change and Development Review (and accompanying Development Agreement), as outlined in the Staff Report. For each of findings where Staff did not make a determination as to whether it was met or not, options are provided to the Commission as to how the project may or may not meet the findings. If the Commission finds that the following criteria are met, an approval/recommendation of approval would be appropriate. If the Commission finds that the criteria are not met, a denial/recommendation of denial would be appropriate. The Commission may also make additional findings/motions as appropriate.

Sample Motions for Commission Use

Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate.

MOTIONS FOR APPROVAL

Motion for Approval (ZC):

I move to recommend to the Sedona City Council approval of the proposed zoning request as set forth in case number PZ24-00011 (ZC), Goodrow Housing, based on compliance with ordinance requirements, consistency with the Sedona Community Plan, Soldiers Pass CFA Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and satisfaction of the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Motion for Approval (DEV)

I move for approval of case number PZ24-00011 (DEV), Goodrow Housing, based on compliance with all ordinance requirements of LDC Sections 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

MOTIONS FOR DENIAL

Motion for Denial (ZC):

I move to recommend to the Sedona City Council denial of the proposed zoning request as set forth in case number PZ24-00011 (ZC), Goodrow Housing, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Soldiers Pass CFA Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission.

Motion for Denial (DEV)

I move for denial of case number PZ24-00011 (DEV), Goodrow Housing, based on lack of compliance with all ordinance requirements of LDC Sections 8.3 and 8.4 and failure to satisfy the Development Review findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission.

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Note: Staff is not making a recommendation on the application. If the Commission chooses to recommend that City Council approve the Zone Change and approve the Development Review, the following are provided as potential conditions of approval. The Commission may modify conditions as they deem appropriate during the public hearing.

Conditions of Approval: PZ24-00011 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. Within six (6) months of approval of the Zone Change, the applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
   i) Affordability and availability of the units as presented in the Letter of Intent, with any modifications discussed and agreed to during the Planning and Zoning Commission and/or City Council public hearings.
3. The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded, and the development approved under the accompanying Development Review approval is complete and all Certificates of Occupancy are issued. If a Development Agreement is not recorded, the development is not complete, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
4. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

Conditions of Approval: PZ24-00011 (DEV)

1. If the City Council does not approve the associated zone change (PZ24-00011 (ZC)) or a Development Agreement approving LDC exceptions as noted in the staff report, this approval is null and void.
2. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
3. The project shall be constructed in a single phase.
4. The exterior colors and materials shall be in compliance with the submitted color and materials board. Alternate colors proposed by the applicant may be approved by the Director if the colors are darker than the approved colors and meet all other Land Development Code requirements.
5. The plans submitted for building permits shall comply with all applicable Land Development Code requirements, along with any additional requirements imposed by the City Council in review of the associated zone change (PZ24-00011 (ZC)) and Development Agreement.
6. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
7. All landscaping shall be maintained to ensure visibility triangle requirements are met at the driveway entrances and intersection.

8. All exterior mechanical equipment shall be screened to the satisfaction of the Community Development Director.
9. The applicant shall obtain Right-of-Way Permits from the City of Sedona and/or the Arizona Department of Transportation for any work in the Right-of-Way.
10. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
11. Prior to the issuance of grading and building permits, staff shall verify that all plans submitted for buildings permits are in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meet the following conditions, and the applicant shall provide written documentation of such compliance to staff:
    a. All plans shall comply with all applicable sections of the Land Development Code and the Development Review application as reviewed and approved by the Planning and Zoning Commission, subject to the following modifications:
    b. The Site Plan shall meet the grading and drainage requirements of the Sedona Land Development Code and the Design Review, Engineering, and Administrative Manual.
    c. Plans shall incorporate all requirements from the Public Works Department as outlined in their Conditions of Approval, dated November 4, 2025 (attached)
    d. Provide Final Grading and Drainage Plans. Plans shall show each retention basin's capacity.
    e. Provide Final Drainage Report.
    f. Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
    g. Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
    h. For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H.6.i).
    i. For Projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual Section 3.1.G.1.
    j. Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
    k. The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
    l. Construction details shall be provided for sewer construction/connection. Existing sewer laterals that are not utilized by the development shall be abandoned.
    m. Provide utility construction details on plans.
    n. A copy of the ADEQ Approval to Construct Water Facilities and Wastewater Facilities shall be provided prior to construction.
    o. Walls, fences, and retaining walls shall meet the requirements of LDC Section 5.6.E.
    p. The applicant shall submit landscaping plans that comply with all applicable City codes and the approved landscaping plans.
    q. The applicant shall submit outdoor lighting plans that comply with all applicable City codes and the approved lighting plan. Parking lot lighting poles shall not exceed 12 feet in height.
    r. All requirements of the Sedona Fire District shall be satisfied.

s. All concrete within the City ROW shall be colored “Sedona Red” (Davis 160 color).

t. Signs shall require a separate permit and shall be reviewed for compliance with all applicable LDC requirements.

u. Property lies in a floodplain. An elevation Certificate from an Arizona Registered Land Surveyor is required.

12. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:

    a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.

    b. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.

    c. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.

    d. All new utility lines shall be provided through underground installation.

    e. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

    f. All requirements of the Sedona Fire District shall be satisfied.

    g. The applicant shall provide copies of all required testing to the Engineering Department.

    h. As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.

    i. An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.

    j. All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.

    k. The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.

    l. All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.

13. Within thirty days of approval of the Development Review, the property owner of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

Public Works Department
102 Roadrunner Drive Sedona, AZ 86336
Hanako Ueda, PE, CFM (928) 203-5024
HUeda@SedonaAZ.gov

PZ21-00011 (ZC, DEV)
Goodrow Housing (Comprehensive)
11/4/25

Prior to Issuance of Building Permit:

- Widen the Goodrow/W89A driveway to a MAG driveway that accommodates a 26' roadway.
- Show curb ramps at sidewalks.
- Ensure the fire lanes connect to a ribbon curb rather than rolled curb.
- Apartments: Linework suggests a vertical curb between the parking area and walk ways/columns, but does not distinguish between FG and TOC. Please clarify. Highly recommend adding additional barriers to protect load bearing members from collisions.
- Provide a ultimate outfall at basins directed away from surrounding structures.
- Sidewalk slopes/ramps exceeding 5% require handrails. Slopes shall not exceed 8.3% (30% north of Building C, 13.4% south of Building B, etc.). Extend the ramp run to accommodate this or find other routes.
- Reduce driveway/parking slopes for Buildings F and G
- The street names shown will be internal and will not be official City streets from which addresses will be assigned.
- Provide ADEQ/County Approvals to Construct Water & Wastewater facilities.
- Show weed barrier for rock stack wall & swale details.
- Ensure there is a 26' drive aisle where parking is on both sides
- Ensure oil/water filters are placed in catch basins in the asphalt.
- Slopes 3H:1V or steeper shall be stabilized with riprap.
- Show sewer lines on civil plans. Use SDR35 for sewer lines.
- Ensure Civil and architectural plans match.
- An elevation Certificate from an Arizona Registered Land Surveyor is required for each structure.
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Final Drainage Report.
    a. Ensure no adverse impacts are being created onto neighboring properties.
    b. Please show details for weirs, etc. that the drainage report mentions.
    c. Confirm culverts are sized adequately.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Red Rock Sedona"
- Project sign(s) shall be posted.

Attachment 1

Aerial View & Vicinity Map



Aerial View

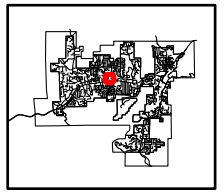
Parcel
408-24-069
Goodrow Housing

408-24-069 Parcel
Parcel Boundary
Street Centerline

N

0 20 40 Feet

City Index



GIS - City of Sedona
9/10/2024
G:/pubreq/projects/Goodrow
/408-24-069_aerial.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or rising from the information contained on this map.

Vicinity Map

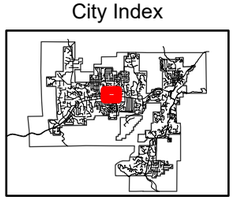
Parcel
408-24-069
Goodrow Housing

408-24-069 Parcel
Zoning Boundary
Building Footprint
Parcel Boundary
Trail
Street Centerline

N

0 55 110 Feet

City Index



GIS - City of Sedona
9/10/2024
G:/pubreq/projects/Goodrow Housing
/408-24-069_vicinity.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or rising from the information contained on this map.

RS-10
PD
WHITETAIL LN
MADOLE RD
GOODROW LN
SCHIMBERG RD
RS-10
YAVAPAI DR
IN
PD
COFFEE POT DR
BENNETT WAY
CONTRACTORS RD
408-24-069
RMH
CO
RODEO RD
L
CO
CO
CO
GOODROW LN
W STATE ROUTE 89A
CO
CO
SHELBY DR
CO
SUNSET DR

Attachment 2

Application Materials

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Application for (check all that apply):

❑ Conceptual Review ❑ Comprehensive Review ❑ Appeal ❑ Time Extension

❑ Community Plan Amendment ■ Development Review ❑ Subdivision ❑ Minor Modification
■ Zone Change ❑ Conditional Use Permit ❑ Variance

Project Information	Project Name	BCTSedonaMultifamilyWorkforceHousing		
	Project Address	60 Goodrow Lane	Parcel No. (APN)	408-24-069
	Primary Contact	Bruce Taylor - Architect	Primary Phone	(435)649-2055
	Email	Bct_aia@msn.com	Alt. Phone	
	Address	PO Box 683175	City/State/ZIP	Park City, UT 84068
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	BCTSedonaMultifamily,LLCseekstodevelopandbuildapproximately54unitsof workforcerentalhousingat60GoodrowLn(ParcelNo.408-24-069).

Additional Contact Information: Please complete the following for all companies/people *authorized* to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Individual	Contact Name	Basil Maher
	Project Role	Owner	Primary Phone	(201)650-2156
	Email	basil@essexequity.com	Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company	Sefton Engineering	Contact Name	Glenn Smith
	Project Role	General Contractor	Primary Phone	928 202-3999 x-105
	Email	gs@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona, AZ 86336
Contact #3	Company	JOC Construction	Contact Name	John O'Connell
	Project Role	General Contractor/Consultant	Primary Phone	(435)640-5522
	Email	john@jocconstruction.com	Alt. Phone	
	Address	5260 Heather Ln.	City/State/ZIP	Park City, UT 84098

LIGHTING APPLICATION

Exterior Lighting Application

Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Applicant and Permit Information

Applicant Name:	BCT SEDONA MULTIFAMILY LLC	Permit #:	
Phone:	435-640-5522	Date Rec'd:	
Email Address:	JOHN@JCCONSTRUCTION.COM	Initials:	
Action/Staff Initials:	☐ Approved ☐ Denied	Date:	

Site Identification

Property Address/Location:	60 GOODRON LANE
Parcel Number	408-24-069
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	2.83 ACRES	Acres for Public Right-of-Way:	0
Net Acreage of Site:	2.83 ACRES	x 70,000 = Total initial lumens permitted*	198,100

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	SEE PAGE 2
Lumens: Partially Shielded Fixtures:	
Total Lumens Proposed:	125,162

Applicant Signature

Signature:	[signature]	Date:	09/10/2025

Exterior Lighting Application
Commercial and Multi-Family
See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer's product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: ☒ Attached ☒ Provided with plans (Sheet L-2.0)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
SEE PLAN	N	1	3000	F	600	23	13,800
"	N	3	3000	F	500	32	16,000
"	N	2	2700	F	4094	22	94,162
"	N	2	2700	F	150	8	1200
						Total Lumens Proposed:	125162

**Plan key identification in first column must correspond to labeling on site plan*

LETTER OF INTENT

Letter of Intent

Application for Zoning Map Amendment & Development Review

September 9, 2025

60 Goodrow Lane

Applicant and Project Developer
Basil and Mimi Maher
BCT Sedona Multifamily LLC
205 Bobcat Trail
Sedona, AZ 86351

Table of Contents

Executive Summary 4
I. Requested Amendment to Sedona Zoning Map 5
II. Vicinity and Context 6
III. Discussion of Approval Criteria 6
A. Generally 6
B. Prior Approvals 6
C. Consistency With Sedona Community Plan 6
1. Vision, Core Values and Guiding Principles 7
2. Community Focus Area: West Sedona Corridor 8
3. Community 10
4. Land Use 11
5. Housing 12
6. Circulation 14
7. Environment & Sustainability 15
8. Economy & Tourism 16
D. Compliance with Other Applicable Plans 17
1. Transportation Master Plan 17
2. GO! Sedona Pathways Plan 18
E. Compliance With Land Development Code 19
1. Article 2: Zoning Districts 19
2. Article 3: Use Regulations 20
3. Article 5: Development Standards 21
4. Article 6: Signs 23
5. Conclusion 23
F. Mitigation of Impacts on Adjacent Properties 24
G. Intergovernmental Agreements 24
H. Minimizing Adverse Environmental Effects 24
1. Compliance with Climate Action Plan 25
I. Minimizing Adverse Fiscal Impacts 26
J. Compliance With Utility, Service and Improvement Standards 26
K. Adequacy of Road Systems and Traffic Mitigation 26
L. Adequacy of Public Services and Facilities 27
M. Project Timing 27
IV. Affordable Housing Discussion 27
V. Public Participation Plan 28
VI. Site Data 28

List of Exhibits

1. Preliminary Site Plan & Vicinity Map
2. Drainage & Grading Concept Plan
3. Existing Conditions Survey (including trees and topographic features)
4. Floor Plans, Roof Plans, and Elevations with Materials Samples (full Sample Board to be delivered separately)
5. Preliminary Landscape Plan
6. Citizen Participation Plan – Zoning
7. Traffic Statement
8. ALTA Survey
9. Legal Description
10. Letters of Serviceability
11. Preliminary Lighting Plan

Executive Summary

Over the last 3 years Miriam ("Mimi") Maher has used her personal assets to convert 15 single family houses and 5 condominiums into long-term rental residences as well as to purchase 3 apartment complexes containing a total of 25 units so as to preserve them as long-term workforce rental residences.

In addition to purchasing existing housing, Basil & Mimi Maher, through BCT Sedona Multifamily LLC ("Applicant") purchased 60 Goodrow Lane, a 2.84 acre site in the heart of West Sedona (the "Site" or "Parcel") with the intent of developing same into a diverse development of long-term rental residences. In order to achieve this goal, application is being made to change the zoning designation of the Site as well as to obtain setback, offset and height restriction variances so as to allow the development of a total of 51 long-term rental residential units.

The proposed development would consist of a mix of townhouses and apartments which will increase housing diversity in Sedona, one of the goals of the Community Plan. The development would include 35 apartments (a mix of 2 and 3 bedroom units) in 3 buildings each of which would be 2 stories over covered parking and storage as well as 16 townhouses in 4 units with each townhouse having 3 bedrooms and a garage. This proposed development has also been designed to accommodate a future connection between Bennett Way and Contractors Road, which will facilitate vehicular, bicycle, and pedestrian circulation, as well as reduce dependency on vehicular traffic along Highway 89A.

Recognizing the benefit to Sedona of the development of the Site for long-term rental residential housing, on July 9, 2024 after hearing from Basil Maher the City Council of Sedona voted 7-0 to recommend that the "proposal for development at 60 Goodrow Lane be reviewed by the Community Development Department and the Planning and Zoning Commission for design and zoning recommendations, with the understanding that exceptions to height and setback requirements will be requested."

The Applicant believes that this third submittal addresses all of the comments received in response to previous submittals.

I. Requested Amendment to Sedona Zoning Map

The request of this Letter of Intent and application is for a zoning map amendment and development review, as allowed under Section 8.3(C)(10)(c)(2) of the Sedona Land Development Code ("LDC"). The requested zoning map amendment and development review are necessary to allow the applicant, Basil and Mimi Maher, BCT Sedona Multifamily LLC ("BCT Sedona"), to build 35 high quality apartments and 16 townhomes for long-term rental housing. The project will be called BCT Sedona Multifamily Workforce Housing.

BCT Sedona seeks to develop this Sedona Workforce Housing project on 2.84 acres of property on Goodrow Lane, currently zoned by the City of Sedona as "Single Family Medium Density." To accomplish this goal, BCT Sedona seeks a zoning map amendment to up zone the parcel to the RM-3 designation: "High-Density Residential Multifamily." This zone change will permit a 51-unit community of apartments and townhomes.

BCT Sedona's proposal is intended exclusively as long-term rental housing and not short-term lodging or vacation rentals. This project seeks to meet a specific need of the Sedona community by providing much needed rental housing for local employees and full-time residents of the City. Apartments presently comprise only a small percentage of Sedona's housing options, yet apartments offer greater housing diversity, affordability, and infill density than alternative options for development. By proposing a combined development of mostly apartments, with additional townhome options, BCT Sedona seeks to maximize housing diversity and meet the varying housing needs of the workforce community.

This application seeks to introduce the type of housing stock that will most effectively alleviate the impacts of this housing crisis by providing affordable, high-density multifamily housing in a prime location for Sedona's workforce. Notably, this development does not seek any of the nearly $19 million in subsidies that Sedona has earmarked to encourage precisely this type of development.[2]

[2] https://www.redrocknews.com/2024/05/03/city-reserves-18-9-million-for-apartment-subsidies/

II. Vicinity and Context

The property is located in West Sedona, specifically in the proposed West Sedona Corridor Community Focus Area. The parcel is bordered by four different use designations: CO (Commercial) to the south, L (Lodging) to the west), IN (Light Industrial) and CO to the east and RS-10 (Single Family Medium Density) to the north. The subject property is an infill location that previously included a single-family residence and two storage sheds, which have since been demolished. A Vicinity Map is attached as Exhibit 1.

This area would benefit from the walkable, mixed-use character that high-density residential use encourages. With multiple employers, grocers, dining, and entertainment options in the immediate vicinity, BCT Sedona's Workforce Housing project would reduce reliance on single-occupancy vehicles and promote walkability for work and leisure alike.

III. Discussion of Approval Criteria

Under Section 8.3(E)(5) of the Land Development Code, the proposed development is highly supportive of the City's objectives for this property.

A. Generally

As required by the Code, this application is submitted for City review and action by decision-making bodies.

B. Prior Approvals

BCT Sedona has received approval from the Sedona City Council on July 9, 2024, to proceed with the understanding that variances to density, setbacks and height will be requested. These variances will require approval from Planning & Zoning, and City Council in conjunction with entering into affordability commitments and short-term rental restrictions.

C. Consistency With Sedona Community Plan

The Sedona Community Plan identifies outcomes, visions, goals, policies and recommendations for the community. The Community Plan was reviewed for its

compatibility with, and benefits provided by, BCT Sedona' application. BCT Sedona's application meets many of the Community Plan outcomes, visions, goals, policies and recommendations, including providing clear benefits to the community. In comparing the Community Plan to BCT Sedona's application, there are no conflicting elements between the Plan and this proposed project. Some sections of the Community Plan are inapplicable to BCT Sedona's application.

1. Vision, Core Values and Guiding Principles

This application directly affects the Community Core value identified in the Community Plan as a goal to foster "a livable and vibrant community." *See* Community Plan, page 18. Within that Core Value, the Community Plan proposes the following applicable goals:

- "A strong sense of our community is our expectation of living in a small town. We value a sense of belonging and knowing that we matter to each other. Living in and caring for Sedona's peace, beauty and nature is a bond that residents share."
- "It is important to us that Sedona is a welcoming place for families, with sufficient housing, a thriving economy, and access to services necessary for a healthy and sustainable community."

The Community Plan further identifies Guiding Principles to define how to achieve these Core Values. Within the Community Core Value, the following Housing Diversity Guiding Principles most directly apply to this application:

- There is an increase in housing options of all types, sizes, and cost.
- More diverse housing options attract more young people, families, and professionals to become a vital part of our community life.
- Diverse housing options exist for all types of residents (e.g., business owners, retirees, families, essential workers).
- New housing development complements existing structures and city character.
- Residents feel secure in the longevity of their living situation and feel confident advocating for themselves and their neighbors.

Reviewing these core values and guiding principles in connection with BCT Sedona's application demonstrates unique opportunities and benefits for the community, as discussed below.

This application also supports additional guiding principles, including the Environment Guiding Principles to "ensure that the built environment is in harmony with the natural

environment." *See* Community Plan, page 19. BCT Sedona's plans leave ample room for open space by way of utilizing covered parking underneath the dwelling structures, rather than large swaths of exposed pavement. The existing built environment of this neighborhood contains diverse land uses. In that context, BCT Sedona's application follows the existing built theme by providing a land use compatible with the area and complementary to existing and planned future uses, including greater than required transitions and buffers to the existing single family residential uses north and commercial, lodging, and light industrial uses to the south, east, and west.

2. Community Focus Area: West Sedona Corridor

The subject property is within proposed West Sedona Corridor Community Focus Area. Although the City has not concluded the planning effort in the West Sedona Corridor, the following items are generally identified in the Community Plan as it relates to the West Sedona Corridor Community Focus Area.

Opportunities

- Build on Existing Attributes
    - Entertainment: 2 theaters
    - Lodging: timeshares, motel, hotel
    - Retail and Restaurants: 3 grocery stores, pharmacies, coffee shops
    - Residential: Townhomes, mobile home parks
- Identify transition areas appropriate for multi-family residential
- Work with property owners to upgrade non-conforming uses
- Redevelopment and redesign potential of large shopping complexes
- Reduce number of redundant or unnecessary curb cuts on W 89A
- Establish parallel alternatives to W 89A for vehicles, bicycles and pedestrians
- Improve walkability and bike-ability, including:
    - Safer crossings of W 89A
    - Alternative routes parallel to W 89A
    - Extend sidewalks on both sides of the cross-streets

For the most part, the Community Expectations focus on the mixed-use potential and increased walkability/bike-ability of this CFA. BCT Sedona's application embraces the spirit of these Community Expectations and seeks to promote the mixed-use, walkable dynamic of the neighborhood. BCT Sedona's plans not only preserve the low to moderate income housing that already exists in the area, but they will also supplement that character by way of providing workforce housing that will benefit the people who work in the surrounding commercial areas.

Some of the specific Community Benefits provided by BCT Sedona's application viewed through the lens of the West Sedona Corridor CFA, include:

- ✓ Identify transition areas appropriate for multi-family residential. This project will ease the transition between single-family residential zoning to the north (RS-10) and commercial (CO), lodging (L), and light industrial (IN) uses to the east, south and west of the subject parcel by introducing high-density multifamily workforce housing at their confluence. This location is ideal for such infill development because it will incorporate workforce housing that can serve the adjacent commercial land-use areas into this transition zone, in conformity with the goal of creating walkable, mixed-use neighborhoods.

- ✓ Work with property owners to upgrade non-conforming uses. While this application does not upgrade a non-conforming use, it does create an opportunity for much needed multi-family housing in the West Sedona Corridor CFA. The nearly 3-acre lot in question previously offered just one single family home.

- ✓ Establish parallel alternatives to W 89A for vehicles, bicycles and pedestrians. The subject parcel is located on Goodrow Lane and Bennett Way. BCT Sedona's application will help to connect Goodrow Lane with Rodeo Road via Bennett Way as part of this development, facilitating access for local traffic without depending on Highway 89A. BCT Sedona will also work with the City of Sedona should it seek to connect Contractors Road with Bennet Way and Rodeo Road, and this application contemplates this future access point.

- ✓ Reduce number of redundant and unnecessary curb cuts on W 89A. This application supports this community expectation by creating an infill development opportunity that does not require an additional highway access point off Highway 89A. Instead, the project will utilize the existing highway access points at Rodeo Road and, to a lesser extent, Goodrow Lane. Egress onto Highway 89A from the development will be via the existing signalized intersection at Rodeo Road, which provides for safe left-turn access without the need to add further traffic control to Highway 89A.

- ✓ Improve walkability and bike-ability, including safer crossings, alternative routes, and extended sidewalks. This application will increase walkability and bike-ability by developing sidewalks along Goodrow Lane and Bennett Way as the approach and cross the subject property. Additionally, if and when the City decides to connect Bennett Way to Contractors Road, BCT Sedona's land plan

allows for the connection in the future. The proposed 5 foot wide sidewalk on the south side of Bennett Way can be expanded to 10 feet in width as contemplated by the path plan. The City has committed to offsetting the additional costs incurred by BCT Sedona to construct additional curb, gutter and pavement with the rest of the infrastructure. The extension of Bennett Way and connection to the east property line will eventually create an alternative east-west route parallel to Highway 89A.

3. Community

The Community Plan includes numerous key issues and policies that are applicable to this application. Some of the key issues and/or policies that do not apply to this project are omitted.

Key Issues

- ✓ The loss in population, including families with children.

BCT Sedona brings forth this application with the primary goal of alleviating this issue, by reinvigorating this demographic with increased workforce housing stock for Sedona's families, both present and future.

- ✓ The increasing number of vacation rentals in neighborhoods.

BCT Sedona is committed to working with the City to implement a deed restriction on short-term rentals for the units for 10 years as part of this application.

Policies

- ✓ Facilitate connections between residents, local organizations, schools, and businesses to build a stronger sense of community.

BCT Sedona seeks to develop multifamily housing with the goal of strengthening Sedona's community and attracting families back to Sedona. By providing housing stock that is targeted toward families and the local workforce, BCT Sedona will lay the foundation for reinvigorating this demographic's presence in Sedona.

- ✓ Create places where people get together, interact, and share experiences.

This application proposes multifamily housing that is designed to welcome families by combining the benefits of increased density with the aesthetics of ample open and gathering space for families. By situating much of the required parking

underneath apartment and townhome style buildings, BCT Sedona's design will create social gathering spaces for both residents, and pedestrians who take advantage of the off-highway sidewalk connections that will be created by this development.

4. Land Use

The Land Use Policies of the Community Plan identify a number of goals for the community. Each goal is identified as follows:

1. Maintain design standards that reflect Sedona's "sense of place," historic and cultural heritage, viewsheds, and environment and natural resources.

The subject parcel of this application does not fall within a defined viewshed and its building massing is designed such that its impact on neighborhood is limited. This development will be comprised of multi-unit structures, similar to the neighboring lodging development on the subject parcel's western edge. Moreover, the design and massing of the proposed development works with existing contours.

2. Support cluster development to direct development away from more environmentally sensitive portions of a site.

The subject parcel is located in the heart of the West Sedona Corridor and there is only one small environmentally sensitive portion of the site, consisting of a 100-year floodplain, which is unaffected by the proposed building placement.

The grading and drainage plan ensures that runoff will not have adverse effects on neighboring parcels. The majority of the upstream watershed of this floodplain is located within an industrially zoned area which is developed with pavement and at least one catch basin, as well as a contiguous line of storage units that effectively create a wall directing stormwater back toward the Andante Creek-Yucca Tributary.

3. Allow densities of greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address housing needs in areas designated for Multi-family High Density, Commercial and Mixed Use.

BCT Sedona's application strongly supports this policy. The application proposes density of nearly 18 dwelling units per acre, but also places those units in the West Sedona Corridor, which the City has identified as a prime location for such

development. The project will increase housing diversity, affordability, and availability while creating dwelling units that are within walking distance of necessities, employment opportunities, and amenities alike.

4. Transform the commercial corridors into a mix of residential, commercial, and public uses well-connected for walking, biking, or using transit.

BCT Sedona's application will fill a vital need in the community for sustainable residential development in higher densities to support the community's need for long-term rental workforce housing, a Community Benefit. The proposal encourages walkability and introduces a new use to the district that will smooth the transition between commercial and residential areas while encouraging social interaction, also Community Benefits.

5. Require parking standards that are consistent with multi-modal transportation, mixed and shared uses, promote efficient use of space, and minimize asphalt coverage.

This application minimizes asphalt coverage and promotes efficient use of space by incorporating covered parking underneath the multifamily and townhome buildings. By placing parking underneath structures BCT Sedona will reduce asphalt coverage and maximize open and green gathering space for families with children – a vital target demographic of this project.

6. For the term of this Plan, prioritize housing growth within City limits, focusing our efforts on affordability and diversity.

This application strongly supports this policy by proposing a high-density workforce housing development with a density of nearly 18 dwelling units per acre in the West Sedona Corridor. By providing high-density residential infill in a mixed-use neighborhood, this application will increase housing stock within City limits and thus advances the goal of this policy.

5. Housing

The Housing Policies of the Community Plan identify a number of goals for the community. This is perhaps one of the strongest aspects of this application as it relates to the City's goals, as this application intends to develop affordable, multi-family workforce housing for the community. Each goal is identified below.

1. Expand Sedona's mix of housing types to meet the needs of a diverse and vibrant community.

As discussed above, Sedona's present mix of housing types is sorely lacking in apartments and multi-family housing. This application will expand the City's mix of housing types and directly targets the workforce needs of Sedona.

2. Encourage redevelopment of the commercial corridors to include a mix of uses, including multi-family housing.

BCT Sedona proposes to construct apartments and townhomes in an infill location that is surrounded by a diverse range of land uses. This application is directly supportive of the goal to introduce mixed uses and multi-family housing to a major commercial corridor, and is a Community Benefit.

3. Encourage collaboration among employers to provide workforce housing.

BCT Sedona is committed to working with employers to provide workforce housing. This may come in the form of direct agreements with employers, but will also be supported by prioritizing tenants who live and work in Sedona full-time. A neighboring development, the Wilde Resort to the west, has already approached the applicant about securing workforce housing for its employees, and BCT Sedona expects and is excited to develop more relationships with job providers in the area.

4. Increase housing diversity with strategies that promote the development of affordable and market-rate housing in Sedona.

BCT Sedona's application is for higher density, multi-family housing, which is designed to serve the local workforce and residents of Sedona. At the time of adoption of the Community Plan, only two percent (2%) of land use in Sedona was multi-family residential.[2]

The Community Plan also identifies numerous Key Issues related to the housing shortage in Sedona:

- ✓ Lack of housing availability – for sale or rent.
- ✓ High cost of housing – for sale or rent.

[2] *See* Community Plan, page 35.

- ✓ Lack of variation in housing types (81 % of Sedona's housing is single-family residential).
- ✓ Impacts of Short Term Rentals.
- ✓ Diminishing amount of buildable land in the City.
- ✓ Housing is a key issue for economic development.

BCT Sedona's application directly addresses these Key Issues. As discussed above, only two percent of Sedona's current land use is dedicated to multifamily housing. Adding 51 units of workforce housing will increase housing diversity, availability, and affordability. As an infill location, this application takes advantage of remaining buildable land and dedicates it to developing housing that will help bridge the gap between wages and rents, and provide workforce housing for much needed employee recruitment and retention. BCT Sedona is committed to working with City Council to enter into a binding short-term rental restriction for a ten year period.

6. Circulation

The applicable policies of Circulation from the Community Plan include:

- ✓ Design projects for people, ensuring the experience is safe, comfortable, interesting, and efficient.

This application is designed with long-term residents of Sedona in mind. The infill location is ideal for workforce housing, providing a benefit to workers and business owners alike. By placing units above parking, open space for resident's enjoyment is maximized while still providing significant rental housing stock to the City. The project incorporates ample sidewalks and pathways and will facilitate interconnected neighborhoods that do not rely on Highway 89A for transit.

- ✓ Create a network of pedestrian and bicycle infrastructure improvements and connections linking neighborhoods, activity centers, and popular destinations, and promote walkable, bike-able connections to transit stops.

This development will increase pedestrian and bicycle connectivity in the West Sedona Corridor off of Highway 89A. The proposal includes the installation of sidewalks along Goodrow Lane and Bennett Way throughout the subject property. Moreover, this development contemplates and facilitates the eventual connection of Contractors Road with Bennett Way, a project which will be enacted in conjunction with the City of Sedona at a future time.

- ✓ Plan future transportation improvements and land use development that supports walkable, mixed-use areas.

This application proposes development that is highly supportive of walkable, mixed-use areas. This is an infill development and will introduce multifamily residential housing right in the heart of the heavily commercialized West Sedona Corridor. Families living in this new development will be able to walk and bike to jobs, entertainment, grocers, and other amenities.

- ✓ Explore potential street connections that connect neighborhoods while maintaining the safety and integrity of the neighborhoods.

As discussed above, this development is designed with the future connection of Contractors Road and Bennett Way in mind. This future connection will connect neighborhoods and provide means of travel off of the often congested Highway 89A. The development will encourage a smooth transition from commercial and lodging uses to the south, east and west of the subject property, to the single-family residential uses to the north, thus maintaining and even improving the integrity of surrounding neighborhoods.

- ✓ Improve the safety and streetscape of W 89A by reducing curb-cuts and driveways, adding landscaping, and widening the sidewalk and bike-lane.

While this development is not directly adjacent to Highway 89A, it will not require any additional curb cuts or driveways. Primary access to the subject property will be via the already signalized Rodeo Road.

- ✓ Work with developers and property owners to improve connectivity between commercial properties on W SR 89A.

Although this is a residential development, the future connection of Bennett Way and Contractors Road will improve connectivity between multiple commercial properties along Highway 89A. This addition would connect the Sedona Village Shopping Center which includes the Bashas' to the east, with the Safeway shopping center to the west, allowing local traffic to bypass Highway 89A.

7. Environment & Sustainability

The Community Plan identifies numerous policies, only a few of which are applicable to this application. Relevant policies are as follows:

- ✓ Support the retention of open space between communities, especially along W 89A between Cottonwood and Sedona.

This development supports this policy by utilizing infill development rather than encouraging sprawl. By increasing housing supply within an already developed area, this application will reduce incentive for urban sprawl into undeveloped areas.

- ✓ Maximize renewable energy generation and storage capacity, such as electric vehicle chargers, solar panels, etc.

BCT Sedona plans to install conduit to facilitate future installation of electric vehicle chargers in all of the covered parking portions of the apartments. The 16 townhomes will all be equipped with conduit to service electric vehicle chargers, for a total of at least 51 charger-capable parking spots.

- ✓ Locate and design buildings to maintain, restore, or enhance natural areas with minimal disturbance.

This application takes into account the viewsheds north from Highway 89A to Sedona's iconic red rocks. The development will place the tallest buildings on the lowest, southerly portion of the property, with shorter buildings on the higher grades toward the north. By utilizing natural grade, the development maximizes density while minimizing impacts on viewsheds.

- ✓ Manage stormwater to reduce the impacts of flooding while retaining the environmental benefits of stormwater by using green infrastructure design.

This development will utilize landscaping and two retention basins located outside of the 100 year floodplain, on the northwest and southwest corners portions of the subject property. The detention basins have been engineered to meet the City standards for managing stormwater.

8. Economy & Tourism

This section of the Community Plan is largely inapplicable to the application. However, there are Key Issues and Policies, namely with regard to employment and housing, that are relevant:

Key Issues

- ✓ Lack of available employees.
- ✓ Conversion of residential housing into short-term rentals has increased the number of relatively unregulated "hotel rooms" and decreased the amount of workforce housing.

Policies

- ✓ Grow a more diversified economy in Sedona.
- ✓ Prioritize affordable housing to attract and retain employees in Sedona.

This application proposes development that is singularly focused on increasing workforce housing for the benefit of working Sedona residents. Local job creators will likewise see the benefit of increased employee retention when their employees are provided with more diverse housing options.

D. Compliance with Other Applicable Plans

1. Transportation Master Plan

The Sedona Transportation Master Plan identifies numerous goals and strategies for improving circulation in the City of Sedona. BCT Sedona has not identified any aspects of the Plan that conflict with the proposed development. Multiple strategies, however, are supported or furthered by this application. Select strategies that the application supports are discussed herein.

- ✓ Strategy 6: Neighborhood Street Connections

The goal of this strategy is to establish "small roadway connections between neighborhoods to create a system of alternative routes to SR 89A." This application supports this strategy by anticipating a future connection between Bennett Way and Contractors Road. This connection would allow local traffic to bypass Highway 89A during periods of high congestion. This connection would provide local access to two main shopping centers from the subject property, as well as from single family residences to the north, without requiring local traffic to utilize Highway 89A.

- ✓ Strategy 10: SR 89A/West Sedona Access Improvements and Adaptive Traffic Signal Control

This strategy seeks to improve safety by reducing the number of driveways or access points off of busy roadways such as Highway 89A. This strategy does not directly apply to the instant application, but the application does comply with the goals of this strategy. BCT Sedona has designed this project with the already signalized intersection at Rodeo Road and W Highway 89A as its primary access point. It will not require any additional curb cuts, and left-turns onto 89A from Goodrow Lane will be prohibited.

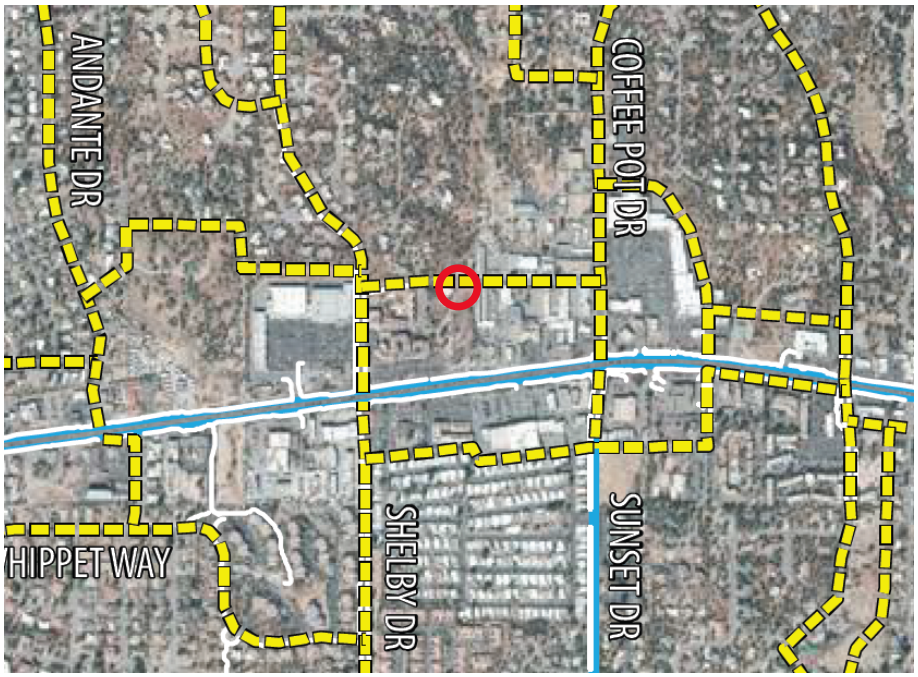
- ✓ Strategy 11: Bike & Pedestrian Improvements.

Strategy 11 recommends bicycle and pedestrian improvements to lessen congestion and reduce the needs for roads and parking, while improving air quality and encouraging healthy lifestyles. This development will include pedestrian improvements such as adding sidewalks to Goodrow Lane and Bennett Way as they approach the subject property, as well as sidewalks throughout the development. This strategy also contemplates a "bicycle boulevard" parallel to Highway 89A. Figure 4.17 visualizes a hypothetical pathway crossing the subject property at Bennett Way and heading north along Goodrow Lane to connect with Yavapai Drive. This development would not hinder that proposed pathway. In fact, the contemplated connection of Bennett Way to Contractors Road would provide the 10' right of way for the bicycle boulevard when the connection is made.

2. GO! Sedona Pathways Plan

This application supports the goals of the GO! Sedona Pathways Plan, particularly as they relate to pedestrian safety and connectivity in West Sedona. One goal of the plan is to "provide pathways that offer safer alternatives to 89A in West Sedona."[3] The proposed West Sedona Pathways Network (Fig. 4) proposes a pathway that runs across the subject property, apparently connecting Bennett Way with Contractors Road.[4]

[3] GO! Sedona Pathways Plan, page 5.
[4] *Id*., page 12.



As discussed previously, BCT Sedona is committed to working with the City of Sedona to facilitate this connection to both vehicular and pedestrian traffic. BCT Sedona is already installing a 5 foot wide sidewalk. There is adequate space for future expansion to 10 feet wide along Bennett Way where it crosses the subject property, and will continue to work with the City as it implements its pathways plan.

E. Compliance With Land Development Code

Applicant has identified no conflicts with the Land Development Code except as identified in Subsection 1, below, with regard to height and setbacks. A minor variance as to plan massing is also requested, as discussed in Subsection 3. Applicable standards from the LDC were identified in Articles 2, 3, 5 & 6, and are discussed in turn herein.

1. Article 2: Zoning Districts

The existing land use is residential, with an RS-10 zoning designation. The proposed land use is High-Density Multifamily with a zoning designation of RM-3. BCT Sedona's application plans for 51 units per acre across the 2.84-acre site. The proposed land use is designed as long-term rentals. Lodging or short-term rental uses will be prohibited for ten years.

This application exceeds maximum height and setback allowances under the Land Development Code and/or Development Incentive Guidelines for Affordable Housing. Buildings F and G are 27.5 and 30.5 feet above grade, respectively. They are roughly 8 feet over the normal height standard. Buildings D, & E are 37.45 and 34.75 feet. They are thus roughly 13 to 16 feet over the baseline and 5 to 8 feet over height after DIGAH allowance. Buildings A, B and C are the highest proposed, at 41.75, 39.00 and 39.25 feet respectively. Even though these are closest to Highway 89A, the approved development south of the lot south of 89A effectively screens the visibility of this project. These buildings are roughly 20 feet over baseline, and 12 feet above allowable height under the DIGAH standards.

However, on July 9, 2024, Sedona City Council directed the Community Development Department and the Planning & Zoning Commission to review this proposal for design and zoning recommendations with the understanding that exceptions to height and setback requirements will be requested.

The proposed setback variances request is for a reduction in setbacks. The western edge of the property, as requested by Staff, is designated as the front setback, and the eastern edge as the rear setback. The LDC requires a 20 foot rear setback. It is likely that the project will not require a reduction in the rear setback, however, this application is requesting that the rear setback (or eastern setback) is reduced to 15 feet in case the final plans require that the buildings move to the east. The front setback (or western setback) can be increased from 10 feet to 12 feet and the side yard setbacks (or northern and southern sides) can be increased from 8 feet to 12 feet. Landscaping within the western setback and native area within the northern setback helps to mitigate any visual impact from the parking lot and the single family residence. A dedicated Fire Department travel lane is located within the eastern setback at the ends of Buildings A, B and C. *See* Sedona LDC § 2.10(B).

2. Article 3: Use Regulations

As a multifamily dwelling, the proposed development is an allowed use under the requested RM-3 zoning. *See* Sedona LDC, § 3.2(E) (Table of Allowed Uses). This development likewise complies with all use-specific standards identified in Sedona LDC, § 3.3(A). Storage for the 51-units will be incorporated into the apartment and townhome-style buildings, so there are no Accessory Structures contemplated by this application. *See* Sedona LDC, § 3.4. Applicant has identified no conflicts with the Use Regulations set forth in the Sedona LDC.

3. Article 5: Development Standards

BCT Sedona intends to minimize earthwork and grading wherever possible, and this proposal does not in any way alter a drainage way as identified in the 2021 Storm Water Master Plan. *See* Exhibit 2, Drainage & Grading Concept Plan; Sedona LDC, §§ 5.3(B)(1)(A), 5.3(D)(1)(A). The subject property is a sloped parcel, and the design of structures will step down as natural grade rises in elevation towards the north end of the property. *See* Sedona LDC, § 5.3(D)(1)(g). The tallest structures will be located on the southern portion of the parcel, closest to Highway 89A, and where they will have the least impact on surrounding viewsheds. *See Id*. Detention basins located on the southwest and southeast corners of the parcel will be designed to look as natural as possible while adequately capturing runoff. *See* Sedona LDC, § 5.3(D)(3).

This development will extend Bennett Way to the eastern portion of the subject property, and will connect Goodrow Lane with Bennett Way. *See* Sedona LDC, § 5.4(D)(2)(a). Primary access will be on Rodeo Road via Bennett Way, taking advantage of an already signalized intersection on Highway 89A. Secondary access is provided by Goodrow Lane. *See* Sedona LDC, §§ 5.4(D)(2)(b)(1), 5.4(E)(3)(b). BCT Sedona will coordinate with the City of Sedona on future completion of a contemplated connection of Bennett Way and Contractors Road. Sidewalks will be installed along Goodrow Lane, Bennett Way, and along the three proposed driveways that provide access to covered and non-covered parking within the development. *See* Sedona LDC, § 5.4(D)(2)(c). This application does not propose any gated streets, driveways, or alleys. *See* Sedona LDC, § 5.4(D)(4).

Ingress and egress to the lot are provided by way of access points at Bennett Way and Goodrow Lane, both of which are sufficient to permit emergency vehicles to access the subject property. *See* Sedona LDC, § 5.4(E)(1). The Fire Marshal was consulted and a revised Site Plan was approved based on comments from the Fire Marshal. Revisions to the Site Plan included a larger radii at intersections within the subject property and an emergency connection between Buildings A and B. The proposal provides for parking and garage access to three interior driveways within the parcel. Garage or parking spaces that abut a potential future throughfare, should Bennett Way eventually connect with Contractors Road, are limited in anticipation of that driveway extending into a through street. *See* Sedona LDC, § 5.4(E)(1)(b). This application does not propose any driveways that front a state highway. *See* Sedona LDC, § 5.4(E)(2).

Buildings and signage are set back from corners, and vegetation at intersections will be limited to 36" maximum height to provide adequate visibility triangles. *See* Sedona

LDC, § 5.4(F); Exhibit 5, Preliminary Landscape Plan. ADA compliant sidewalks along Bennett Way and Goodrow Lane will extend to the three internal driveways, and will connect the boundaries of the parcel along those streets with parking areas and building entrances. *See* Sedona LDC, §5.4(H).

BCT Sedona's application consists of 51 units distributed among buildings incorporating covered parking, with bicycle parking and walk-up access. Based on the intended unit mix, the Land Development Code requires 71.75 parking spots. *See* Sedona LDC, § 5.5(D)(1) (Required Off-Street Parking Spaces). This application exceeds that requirement by including 91 parking spaces, with 46 spaces being covered parking, resulting in more than half of the required parking spots will be covered as required by the Land Development Code. As such, this development will provide ample guest parking as well as sufficient parking for residents.

This proposed development will utilize native plant species with at least 50% of all landscaping being comprised of species from the approved plants list. *See* Sedona LDC § 5.6(C)(1)(b); Exhibit 5, Preliminary Landscape Plan. Frontage along Bennett Way shall be landscaped in accord with Sedona LDC § 5.6(C)(2)(a)(1). *See* Exhibit 5. The northwest corner of the property includes a set of retaining walls that shall not exceed four feet in height. *See* Sedona LDC, § 5.6(E)(8).

Proposed buildings are designed to fit the natural contours of the subject property, and rooflines are lowest where natural grade is highest, toward the north of the parcel. *See* Sedona LDC, §§ 5.7(D)(2)(a). The four foot retaining walls on the northwest portion of the parcel will be comprised of natural boulders. *See* Sedona LDC, § 5.7(D)(2)(b). Utilizing covered parking under habitable space allows for total coverage of only 47.8%, which exceeds open space requirements. *See* Sedona LDC, § 5.7(D)(3)(b).

The design of the proposed development utilizes massing and architectural detail to break up the visual footprint of the multifamily structures. *See* Sedona LDC, § 5.7(F)(2)(a). Apartment-style buildings are comprised of three visual masses, with roofs gently sloping up to ridges that sit roughly 3.5 feet above a central flat deck. In the middle of the apartment buildings, a parapet rises roughly four feet above the flat deck and sits equidistant from the ridges with ample space between. The covered parking that comprises the ground floor is distinct from the residential structure above, further breaking up the visual impact of these structures. *See* Sedona LDC, §§ 5.7(F)(2)(a)(2)(i); 5.7(F)(2)(c)(6).

Likewise, the townhome-style buildings incorporate at least three visual masses and utilize a central parapet. The townhome roofline is defined by the parapet at its highest

point, with gently sloping roofs that do not rise above the parapet's high point. In all cases parapet elements shall serve to screen visibility of roof top mount mechanical units. The townhomes utilize a combination of vertical and horizontal slat-siding with stucco to further break up the visual impact of the structures. *See Id*.

Utilizing multiple types of siding provides for horizontal articulation to reduce unrelieved planes on both townhome and apartment-style buildings alike. *See* Sedona LDC, § 5.7(F)(2)(c)(1). Similarly, use of different siding materials and the incorporation of ground-level covered parking creates vertical articulation. *See* Sedona LDC, §§ 5.7(F)(2)(c)(2); 5.7(F)(2)(c)(4); 5.7(F)(2)(c)(6).

The proposed buildings additionally incorporate at least three building planes with a minimum of two-foot offsets, further breaking up the visual building massing ("plan massing"). No combination of two masses of any particular building elevation (façade) exceed 80% of any particular building elevation. While all percentages are in compliance or very close, the 6'0" offset is not present everywhere. BCT Sedona therefore requests a variance to 2'0" minimum offsets.

4. Article 6: Signs

A master sign plan is provided in the submittal set as Sheet C-3.0, as required by Sedona LDC § 6.4(D)(2). This application proposes two standalone signs, one at each entrance from Goodrow Lane and Bennett Way. Such signage is permissible as this development is greater than two acres and has frontage along more than one right of way. *See* Sedona LDC, § 6.11(B)(1). The signs will be primarily composed of metal or rusted metal. *See* Sedona LDC, § 6.7(D)(2)(d). Signage lighting will comply with Sedona's Dark Sky requirements. The proposed signs will not exceed 12 square feet of signage area and will be no greater than 45" above grade. *See* Sedona LDC, § 6.11(B)(3) & (4).

5. Conclusion

With the exception of height, setback, and plan massing variances that will be subject to approval by City Council, the proposed development fully conform to all applicable standards of the Land Development Code as well as other applicable regulations.

F. Mitigation of Impacts on Adjacent Properties

The subject parcel is bordered by four different use designations: CO (Commercial), L (Lodging), IN (Light Industrial) and RS-10 (Single Family Medium Density). BCT Sedona is introducing a new use to the neighborhood, specifically RM-3 High-Density Multifamily residential use. Rather than disrupt the existing neighborhood dynamic, this proposal will serve to harmonize the presently abrupt transition from single family housing to the north, to adjacent commercial, lodging, and/or light industrial uses to the east, west and south.

The impact of higher-density housing on the single-family housing located north of the project will be further mitigated by incorporating open space into the northwest corner of the development. Moreover, this development will utilize existing grade to reduce impact on viewsheds by placing shorter buildings on the northern, higher elevation portion of the property. Taller buildings will be placed on the southernmost edge, sitting upon lower elevation and closer to Highway 89A.

Buildings B and F have the highest proposed elevation at 4,451.5 feet. There are only three developed residential parcels adjacent to the development with a base elevation below 4,450 feet: 408-24-494D (approximately 4,436'), 408-24-058B (approximately 4,442'), and 408-24-494B (approximately 4,446').[5] Two additional parcels, roughly 300 feet to the north of the development site, have a base elevation below 4,450 feet: 408-24-064E (approximately 4,444') and 408-24-064F (approximately 4,448').[6] However, the only notable feature that is within the viewshed the development would impact is the side of Airport Mesa, to the southeast of the proposed development. The vast majority of the obstructed viewshed is developed land surrounding Highway 89A. This development would not obstruct the prized red rock views which lie to the north of the aforementioned parcels.

G. Intergovernmental Agreements

The applicant has identified no Intergovernmental Agreements that will be impacted by this proposed development.

H. Minimizing Adverse Environmental Impacts

The applicant has identified no anticipated adverse environmental impacts as a result of

[5] Data obtained from the City of Sedona GIS Public Map Viewer, 2ft Contours Overley
[6] *Id.*

this proposal.

1. Compliance with Climate Action Plan

The Climate Action Plan identifies select goals and strategies for reducing climate pollution and fostering climate resilience in Sedona. BCT Sedona has not identified any conflicts between the proposed development and the goals of the Climate Action Plan. This application supports the following select goals and strategies in the Plan as follows:

- ✓ Buildings & Energy. Ensuring long-term access to clean energy while reducing the fiscal and environmental impacts of consumption.

BCT Sedona intends to build 51 high quality units of workforce housing using contemporary materials that have far better efficiency compared with older structures. The result is reduced emissions and increased quality of life for residents of this multifamily housing development.

- ✓ Transportation & Land Use. Reducing transportation emissions and enhancing community mobility.

As a proposed infill development in West Sedona, this application supports this goal of the Climate Action Plan by placing housing in a walkable and bikeable location, where residents will see reduced transportation emissions. This development will include a bike rack located in the community open space area, and secure bicycle parking in apartment storage areas.

- ✓ Materials & Consumption. Increasing the diversion of waste from the landfill and reducing GHG emissions associated with consumption of goods and services.

BCT Sedona will strive to divert as much waste from the landfill as possible during the construction process.

- ✓ Water & Natural Systems. Conserving community water resources by maximizing water efficiency technologies while ensuring a secure and sustainable water supply in the face of climate change impacts. Managing, restoring, and fostering resilient ecosystems, landscapes and resources.

BCT Sedona will conserve water at the subject property by using approved plant species that require minimal watering. *See* Exhibit 5 – Preliminary Landscape Plan.

I. Minimizing Adverse Fiscal Impacts

BCT Sedona's application promotes economic vitality by helping to fill an essential need of the business community by providing housing for local residents who work and live in Sedona.

The Community Plan notes key essential jobs do not pay enough for workers to afford the median-priced home in Sedona. At the same time, apartments comprised only 4% of available housing types, compared to an average of 22% across the state. Creating quality housing for those who wish to work and live in Sedona helps them, their employers, and all of the other businesses patronized by a locally housed workforce that otherwise would spend their incomes in the home communities apart from Sedona.

The applicant has identified no adverse fiscal impacts on the City that will result from the proposal.

J. Compliance With Utility, Service and Improvement Standards

The applicant will comply with utility, service and improvement standards applicable to the project. Utility service is confirmed as indicated in Exhibit 10.

K. Adequacy of Road Systems and Traffic Mitigation

The site plan does not require any new roads to service the new development. The existing road system will adequately serve the development which is located one-tenth of one mile off Highway 89A, primarily by way of Rodeo Road and with secondary access via Goodrow Lane. Primary access to and from Highway 89A will be via Rodeo Road, an already signalized intersection. Further, as an infill development, this project may reduce traffic burdens on Highway 89A by providing housing options that are adjacent and within walking-distance to numerous employers and amenities. Should the City desire to use this infill development as an opportunity to further connect the existing road network, for instance by connecting Contractors Road to Rodeo Road, BCT Sedona will work with the City to accomplish such goals and the application already contemplates this future throughfare.

L. Adequacy of Public Services and Facilities

The applicant understands it will pay development impact fees as part of the permitting process. These fees go toward roads, parks, general government, and police. Therefore, the project should pay its fair share for these services.

M. Project Timing

This project will be completed in a single phase. BCT Sedona also will cooperate with the City of Sedona to connect Contractors Road to Bennet Way (providing a throughfare to Rodeo Road). BCT Sedona is prepared to incorporate the connection of Contractors Road to Bennet Way concurrently with the development proposed herein, or in the future at a time that is acceptable to the City.

BCT Sedona intends to submit construction documents for approval and permitting once the rezoning and development application are approved. Construction will begin once permitted. The expected timeframe for commencement of construction is the first half of 2026.

IV. Affordable Workforce Housing Discussion

Consistent with the City's Guidelines for Affordable Housing, this project will be targeted to households earning up to 120% or less of Area Median Income ("AMI"). The percentage of units restricted to 120% or less of AMI shall be determined in consultation with City Council and the City Attorney and will be included in a binding Development Agreement. Additionally, the Development Agreement will restrict any short-term rentals on the property for a period of ten years.

BCT Sedona proposes to protect the project for its intended workforce housing market with the following:

- ✓ The entirety of the project will be restricted to lease terms of no less than 90 days for a period of ten years.
- ✓ Tenants will not be permitted to sublease unless approved by management. Any sublease within the first ten years shall prohibit short term rentals.

BCT Sedona will work with City of Sedona staff to document these policies into the project approvals.

V. Public Participation Plan

BCT Sedona recognizes the need to involve the neighborhood and community with this proposed application. Attached as Exhibit 6 is BCT Sedona's draft Citizen Participation Plan, which it will implement upon filing of this application.

Upon completion, and in advance of notice of the first public hearing on this application, BCT Sedona will submit a detailed report of its Citizen Participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

VI. Site Data

Proposed Land Use Category	RM-3
Site Area	2.84 acres
Density Allowed	2.84 acres x 20 = 56.8 units
Density Proposed	51 units at 17.96 units/acre
Lot Coverage	
Building Coverage	15,133 SF
	12.3% of total
Total Coverage	59,152 SF
	47.8% of total
F.A.R.	.217%
Required Parking based on intended unit mix	71.75 spaces
Parking Proposed	91 spaces (41 covered, 0.8 per unit)

CITIZEN PARTICIPATION PLAN

WHITNEY CUNNINGHAM
WCUNNINGHAM@AWDLAW.COM

September 9, 2025

Cari Meyer, Senior Planner
City of Sedona Community Development
102 Roadrunner Drive
Sedona, AZ 86336

RE: **Citizen Participation Plan**
Project: BCT Sedona Multifamily Workforce Housing, APN 408-24-069
Applicant: BCT Sedona Multifamily, LLC

Dear Ms. Meyer:

In connection with its Application for Zoning Map Amendment and Development Review submitted herewith, the applicant, BCT Sedona Multifamily, LLC ("BCT Sedona"), a contract purchaser, has formulated the following Citizen Participation Plan and welcomes feedback from the City of Sedona (the "City") regarding any of the details set forth herein. The information herein is intended to comply with Section 8.3.D of the Land Development Code of the City of Sedona (the "Code").

Introduction

BCT Sedona is proposing to amend the City's Single Family Residential ("RS-10") designation for parcel 408-24-069 to a High Density Multifamily ("RM-3") designation. Parcel 408-24-069 consists of approximately 2.84 acres of raw land. On the 2.84 acres, BCT Sedona proposes to construct a 51-unit apartment and townhome complex as more fully described in BCT Sedona's letter of intent to be filed with the City.

Citizen Participation Plan

A. Purpose

BCT Sedona understands the purpose of Citizen Participation to encompass the following goals:

- Ensure that BCT Sedona pursues early and effective citizen participation in conjunction with its Application, giving it the opportunity to understand and try to mitigate any real or perceived impacts its Application may have on the community. *See* Code Section 8.3.D(1)(a).
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how BCT Sedona's Application may affect them and to work with BCT Sedona to resolve concerns at an early stage of the process. *See* Code Section 8.3.D(1)(b).

- Facilitate ongoing communication between BCT Sedona, interested citizens and property owners, City staff, Planning Commissioners, and elected officials throughout the application review process. *See* Code Section 8.3.D(1)(c).

BCT Sedona understands that the Citizen Participation Plan is not intended to produce a complete consensus on its Application, but that the Citizen Participation process will encourage BCT Sedona to be a good neighbor and will facilitate informed decision-making.

B. Applicability and Requirements

BCT Sedona's Application will require a public hearing. As such, BCT Sedona understands that the Code's Citizen Participation Review process applies to its Application, pursuant to Section 8.3.D(2) of the Code. BCT Sedona understands that the level of citizen interest in its Application, as well as the area of involvement, is dependent on both the nature of its Application and the location of the proposed project. The Director of the Community Development Department may determine that additional notices are required, but BCT Sedona will, at a minimum, provide notices to the following:

- Property owners within 300 feet of the subject property;
- The head of any homeowners association, or community/neighborhood representative adjoining the project site; and
- Other interested parties who have requested that they be placed on the notification list.

The Citizen Participation Plan will address each of the requirements set forth in Section 8.3.D(4) of the Code, including:

- How those interested in and potentially affected by BCT Sedona's Application will be notified that an application has been submitted;
- How those interested and potentially affected parties will be informed of the substance of the change, amendment, or development proposed by the application;
- How those affected or otherwise interested will be provided an opportunity to discuss the Application with BCT Sedona and express any concerns, issues or problems that they may have with the proposal in advance of the public hearing;
- BCT Sedona's schedule for completion for the Citizen Participation Report; and
- How BCT Sedona will keep the Community Development Department informed on the status of its citizen participation efforts.

C. Notice of Application

BCT Sedona will provide notice of its Application via first-class mail and email (where available) to all

of the individuals/entities identified in Section B, above. BCT Sedona's Citizen Participation Letter will provide sufficient detail of the proposed project to inform interested parties of the substance of the proposed changes sought in BCT Sedona's Application. In this Citizen Participation Letter, BCT Sedona will invite recipients to provide their initial comments and concerns regarding the proposed project, with further discussions available through the public meeting and one-on-one interactions.

D. Notice of Meetings

BCT Sedona will provide notice of all public meetings via first-class mail and email (where available) to all of the individuals/entities identified in Section B, above. In addition, BCT Sedona will publish a notice of at least one public meeting in the Sedona Red Rock News newspaper. All notices will be mailed, emailed or published at least ten days in advance of the scheduled meeting. The subject site is conveniently located just off of Highway 89A, as such, BCT Sedona will post a sign at the subject site giving notice of all public meetings. Specific meeting dates and locations have not yet been determined; however, BCT Sedona may hold at least one public meeting at the subject site.

E. Public Meetings; Follow-Up Meetings

While the Director may require BCT Sedona to hold multiple public meetings pursuant to Section 8.3.D(6) of the Code, BCT Sedona will, at a minimum, conduct at least one public meeting for interested citizens and constituents who wish to learn about the proposed project and provide input to BCT Sedona and to the City. The meeting will be hosted at a suitable gathering location in or near Sedona, Arizona. BCT Sedona may hold the public meeting at the subject site if it is determined to be a suitable location for the meeting. At this time, BCT Sedona has not determined when the public meeting will be held, but the current target date is late October or early November of 2025, and BCT Sedona will provide appropriate notice when it has determined the logistics of such a meeting.

F. Meeting Structure

Introduction: Circulation of a sign-in sheet (or collection of participant information for a virtual meeting), and introduction of the proposed development by BCT Sedona, with an overview of the development's design and goals.

Community Participation: For the in-person meeting, after BCT Sedona provides an overview of the proposed project, BCT Sedona will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and, in particular, will solicit attendees' desired community outcomes.

Discussion: Upon collection of the attendees' written responses, BCT Sedona will discuss some of the comments received and facilitate an open forum discussion with attendees.

Post-Meeting One-on-One: BCT Sedona will provide attendees with contact information to permit follow-up discussions with any interested participant.

G. Report of Proceedings

Pursuant to Section 8.3.D(7), BCT Sedona will prepare a written report on the results of its citizen participation effort prior to any notice of public hearing. The report will include the information specified in the City's Design Review, Engineering and Administrative Manual ("Administrative Manual"), such as details of methods and strategies BCT Sedona used to involve the public, including (i) dates and locations of all meetings where citizens were invited to discuss BCT Sedona's proposal; (ii) content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters and other publications; (iii) a map, or listing, showing where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located; and (iv) the number of people that participated in the process. *See* Administrative Manual Section 1.1(G).

In addition to the above, BCT Sedona's report will contain a summary of concerns, issues and problems expressed during the process, including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how BCT Sedona has addressed or intends to address concerns, issues and problems expressed during the process; and (iii) concerns, issues and problems BCT Sedona is unwilling or unable to address and why. *See* Administrative Manual 1.1(G).

As indicated above, BCT Sedona welcomes the City's input on any of the information set forth herein. To the extent not expressly indicated, BCT Sedona intends to conduct the Citizen Participation Process in accordance with the requirements of Section 8.3.D of the Code and the Administrative Manual.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC



Whitney Cunningham

MATERIAL BOARD EXAMPLES













COPYRIGHT (C) 2023 SUMMIT DESIGN GROUP, INC.
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
Parcel ID 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

MATERIALS

MAY 14 '24
1 2 3 4 5 6
SCALE AS NOTED

SHEET

PROJECT OWNER

BCT SEDONA MULTIFAMILY LLC
an Arizona Limited Liability Company

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL I:
A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section Eleven (11), Township Seventeen (17) North, Range Five (5) East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described by metes and bounds as follows:
BEGINNING at Corner No. 1, which is a point that is identical to the Northeast corner of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 11;
Thence South 0°30'East, on the East line of the said Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 11, 306.3 feet to the Corner No. 2;
Thence West 284.4 feet to Corner No. 3;
Thence North 0°30'West, 308.3 feet to Corner No. 4, which is a point on the North line of the said Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 11;
Thence East 284.4 feet to the PLACE OF BEGINNING.
PARCEL II:
A tract of land in the West Half of the Northeast Quarter of the Southeast Quarter of Section Eleven (11), Township Seventeen (17) North, Range Five (5) East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:
BEGINNING at the Southeast corner of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 11;
Thence West 284.4 feet along the South line of said West Half of the Northeast Quarter of the Southeast Quarter;
Thence North 0°30' West, 111.0 feet;
Thence North 76°15' East, 116.6 feet;
Thence South 85° 21' East, 171.8 feet to a point on the East line of said West Half of the Northeast Quarter of the Southeast Quarter;
Thence South 0°30' East, 125 feet, more or less, to the POINT OF BEGINNING

DESIGN TEAM

ARCHITECT OF RECORD

AROLA ARCHITECTURE STUDIO, LLC
2200 WEST FILLMORE STREET
PHOENIX, ARIZONA 85009

(218) 740-5219

PRODUCTION ARCHITECT

SUMMIT DESIGN GROUP
PO BOX 681302
PARK CITY, UTAH 84068

(435) 649-2055

CIVIL ENGINEER

SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARCAT DRIVE
SEDONA, ARIZONA 86336

(928) 202-3999

LAND PLANNING - LANDSCAPE ARCHITECT

LAND SOLUTIONS
PO BOX 683115
PARK CITY, UTAH 84068

(435) 901-3716

STRUCTURAL ENGINEER

CANYONS STRUCTURAL CONSULTING
1245 EAST BRICKYARD ROAD, SUITE 200
SALT LAKE CITY, UTAH 84106

(801) 486-6848

MECHANICAL ENGINEER

DAVID L JENSEN & ASSOCIATES
547 WEST 500 SOUTH
BOUNTIFUL, UTAH 84010

(801) 294-9299

ELECTRICAL ENGINEER

BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111

(801) 532-2196

BCT Sedona Multifamily LLC

APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE, WITH APPENDIX J
2021 INTERNATIONAL RESIDENTIAL CODE, WITH APPENDIX Q
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE- (RESIDENTIAL PROVISIONS)
2018 INTERNATIONAL ENERGY CONSERVATION CODE- (COMMERCIAL PROVISIONS)
2021 INTERNATIONAL EXISTING BUILDING CODE
SUBSECTION 15A-2-104(2), THE HUD CODE
SUBSECTION 15A-2-104(1), APPENDIX E OF THE 2015 IRC
SUBSECTION 15A-2-104(1), THE 2005 EDITION OF NFPA 225

ACTUAL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES

DESIGN CRITERIA

BUILDING OCCUPANCY: R-2, R-3
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NFPA STANDARD 13R, MODIFIED

UNIT TABULATION

APARTMENTS		
2 BEDROOM, 1 BATH, ADA	3	1009 SF
1 BEDROOM, 1 BATH	12	592 SF
2 BEDROOM, 1 BATH	14	884 SF
2 BEDROOM, 2 BATH	6	960 SF
TOWNHOUSES		
2 BEDROOM, 2.5 BATH	8	2004 SF
3 BEDROOM, 2.5 BATH	8	2268 SF
TOTALS: 51 UNITS, 98 BEDROOMS		

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

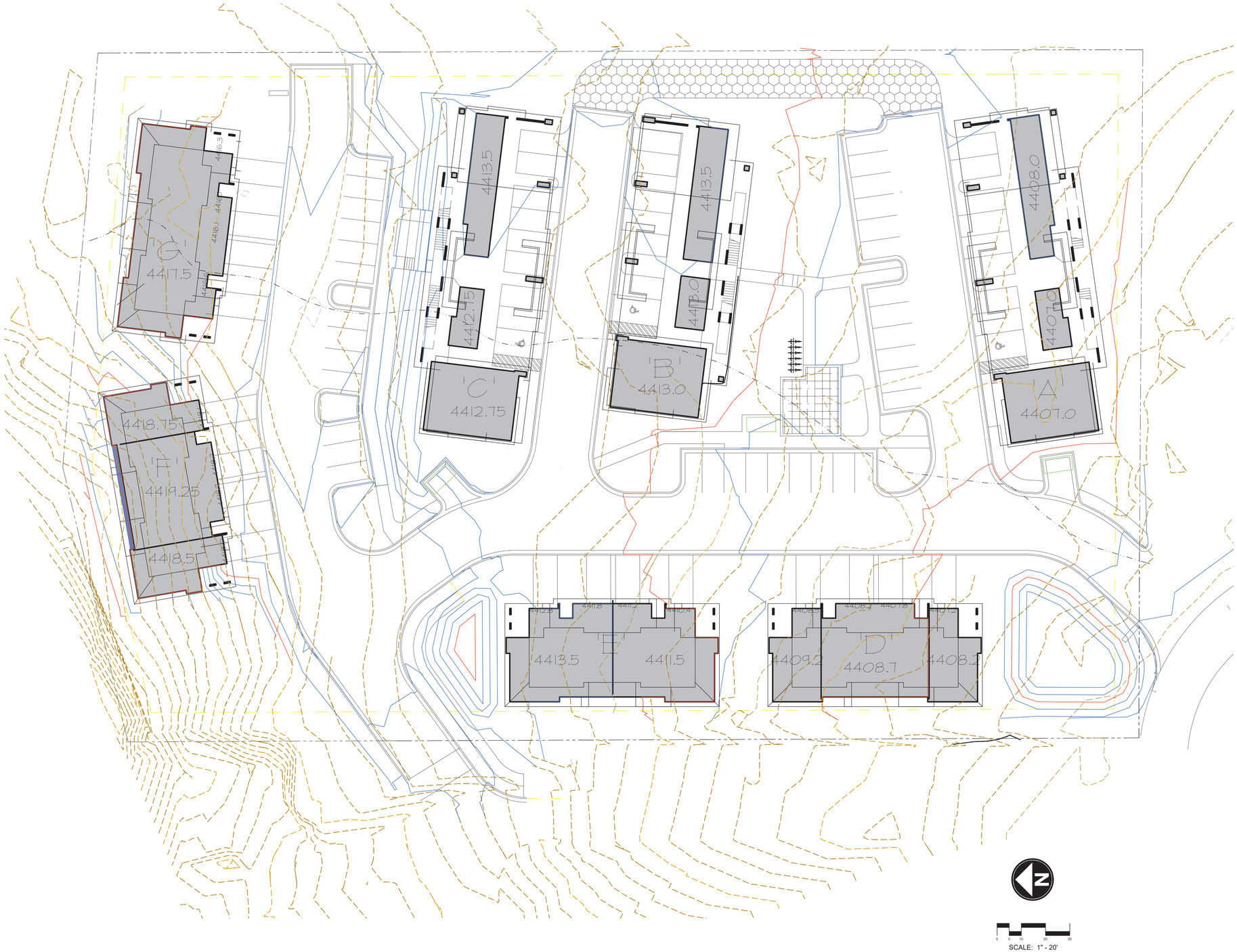
AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

PROJECT DATA

JAN 13 '25
9-9-25
1 2 3 4 5 6

NO SCALE

SHEET
COVER



COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

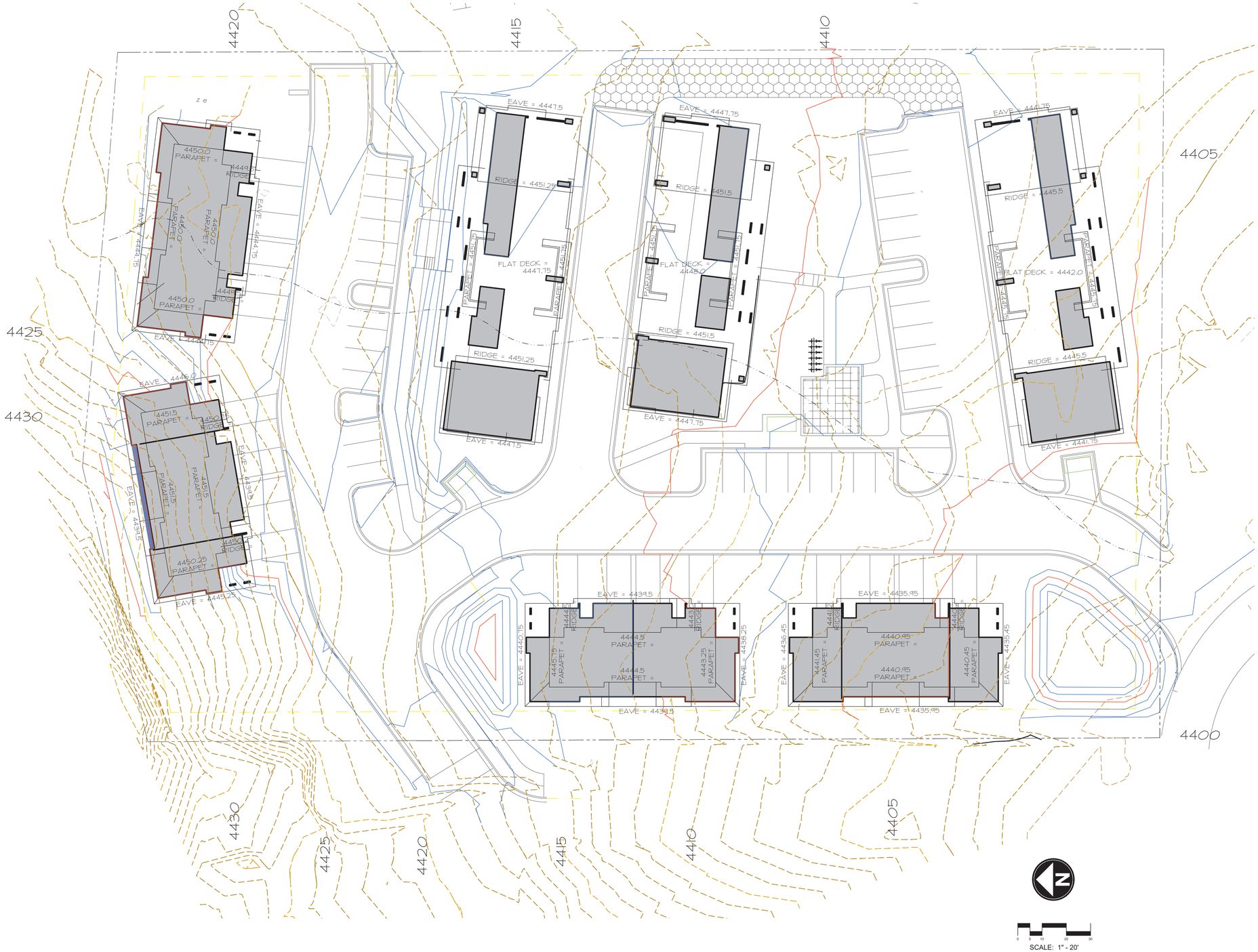
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

SITE DEVELOPMENT PLAN

JAN 13 '25
9-9-25
1" = 20'-0"

SHEET
SD-1.01



COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

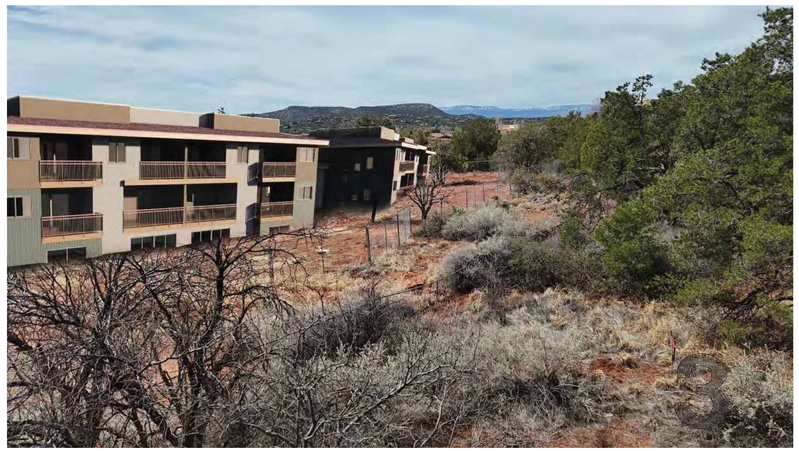
AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

ROOF HEIGHTS/EXISTING TOPO

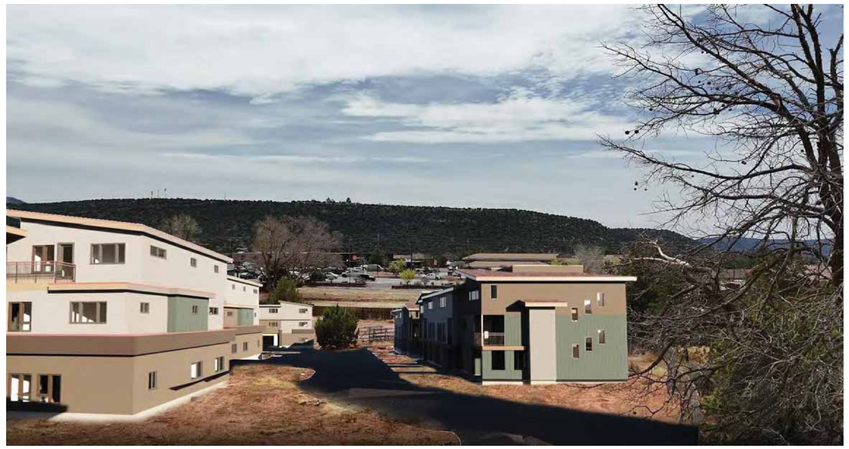
JAN 21 '25
9-9-25
1 2 3 4 5 6
1" = 20'-0"

SHEET
SD-1.02





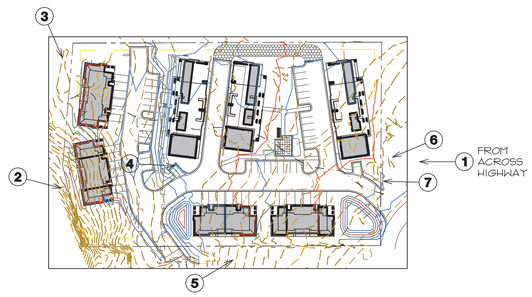












COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

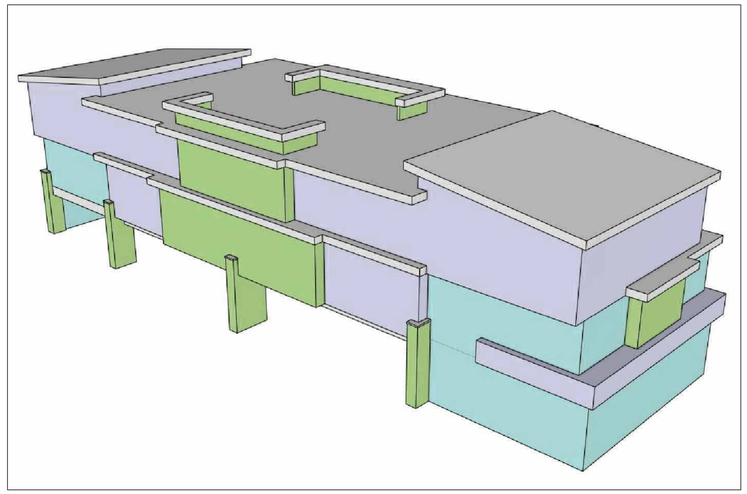
AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

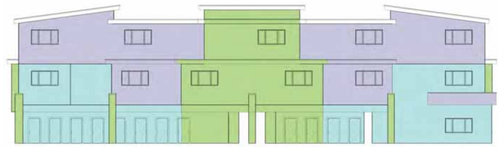
SITE IMAGES

JAN 13 '25
9-9-25
1 2 3 4 5 6

NO SCALE

SHEET
SD-2.01





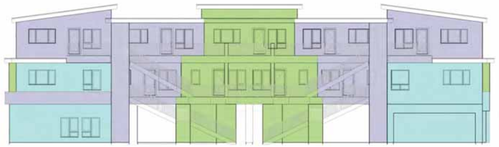
APARTMENTS - REAR



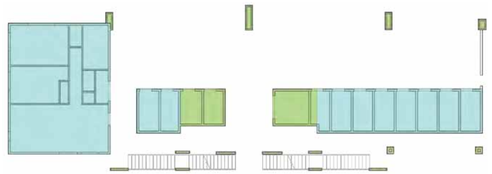
APARTMENTS - LEFT



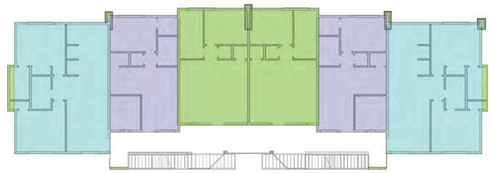
APARTMENTS - RIGHT



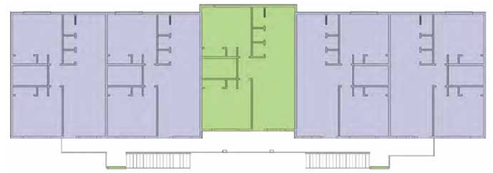
APARTMENTS - FRONT



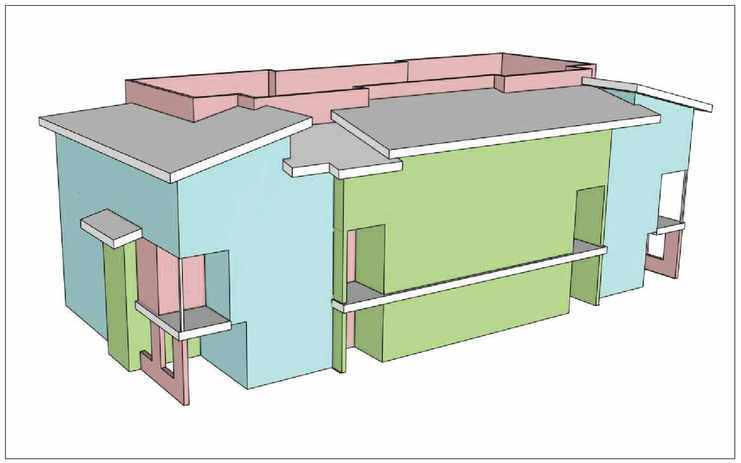
APARTMENTS - GROUND LEVEL



APARTMENTS - MID LEVEL



APARTMENTS - UPPER LEVEL





TOWNHOMES - REAR



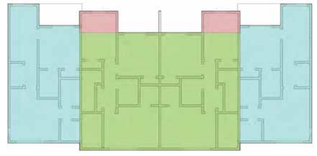
TOWNHOMES - LEFT



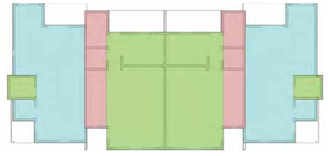
TOWNHOMES - RIGHT



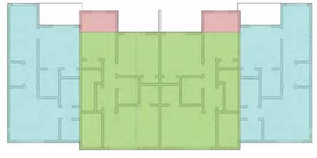
TOWNHOMES - FRONT



TOWNHOMES - GROUND LEVEL



TOWNHOMES - MID LEVEL



TOWNHOMES - UPPER LEVEL

COPYRIGHT (C) 2025 SUMMIT DESIGN GROUP, INC.
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

PLAN VIEW MASSING

JUL 24 '25

1 2 3 4 5 6

NO SCALE

SHEET

SD-2.02

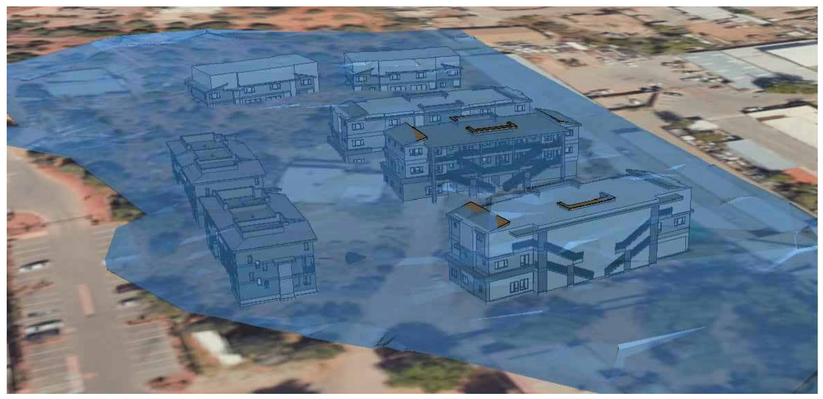


EXISTING GRADE PLANE
ELEVATED 22'-0"





EXISTING GRADE PLANE
ELEVATED 30'-0"



EXISTING GRADE PLANE
ELEVATED 40'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

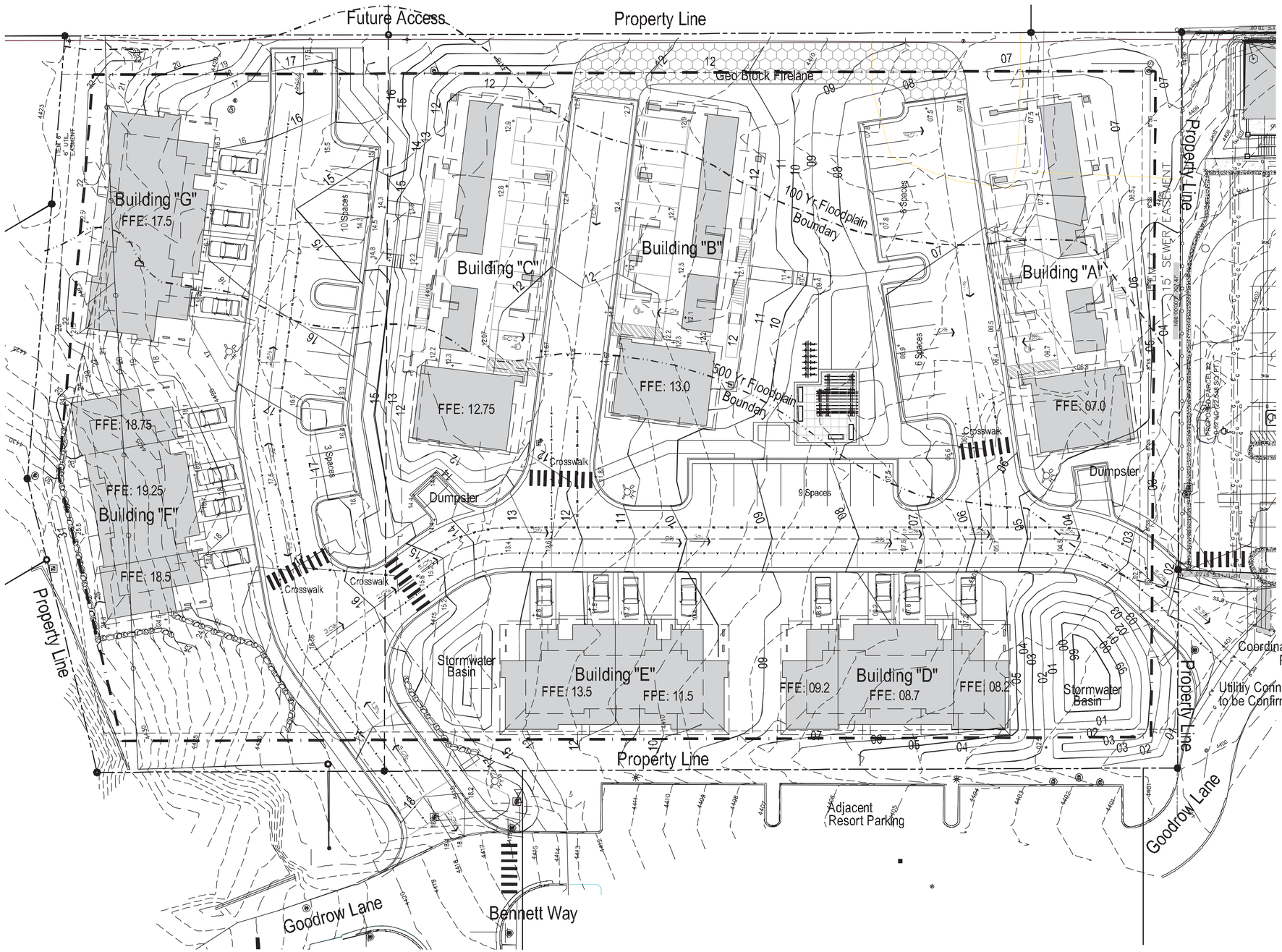
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

TERRAIN PLANE STUDIES

JAN 13 '25
9-9-25
1 2 3 4 5 6
NO SCALE

SHEET
SD-2.03

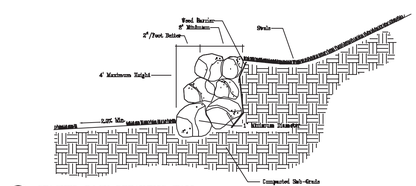




Slope Analysis

Scale: 1" - 100'

LEGEND		
Color	Range Beg.	Range End
	0.00	10.00
	10.00	20.00
	20.00	30.00
	30.00	1000.00



STACKED ROCK RETAINING WALL

Not To Scale

See structural drawings for construction design of engineered stacked boulder walls and Concrete Retaining walls.

No Single Retaining Wall shall exceed 4 feet in height.

0 10 20 40 60

SCALE: 1" - 20'

LandSOLUTIONS
PLANNING & DESIGN

PO Box 683775
Park City, Utah 84068
750 Sun Peak Drive Suite 100
435.901.3776
peteg@landsolutionsgroup.biz

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR

BCT Sedona Multifamily LLC

PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

SITE GRADING PLAN

AUG 26 2024	SEP 16 2024	DEC 04 2024	JAN 27 2025	MAY 19 2025	SEPT 04 2025		
1	2	3	4	5	6		

SCALE

SHEET

SP - 2.0



Landscape Area 21,617 SF

Required Trees 1/400 SF	54 Trees
Proposed Trees	85 Trees
Required Shrubs 3/400 SF	162 Shrubs
Proposed Shrubs	250 Shrubs

Number of Required Trees may be Reduced due to Quantity of Existing Trees to be Preserved

Lawn Area 500 SF

Approved Plant List

TREES

NATIVE TREES

Scientific Name	Common Name	D/E	Synonyms/Notes
Celtis reticulata	Netleaf Hackberry	D	C. laevigata var. reticulata
Chilopsis linearis	Desert Willow	D	
Cupressus glabra	Smooth/Arizona Cypress	E	C. arizonica var. glabra
Juniperus erythrocarpa	Redberry Juniper	E	
Juniperus deppeana	Alligator Juniper	E	
Juniperus osteosperma	Utah Juniper	E	
Juniperus scopulorum	Rocky Mountain Juniper	E	
Pinus edulis	Pinyon Pine	E	
Prosopis velutina	Velvet Mesquite	D	P. juliflora
Quercus arizonica	Arizona White Oak	E	
Quercus emoryi	Emory Oak	E	
Quercus gambelii	Gambel Oak	D	
Sapindus saponaria var. drummondii	Western Soapberry	D	S. saponaria

Deciduous or Evergreen

SHRUBS

NATIVE SHRUBS

Scientific Name	Common Name	Synonyms/Notes
Acacia constricta	Whitethorn Acacia	
Acacia greggii	Catclaw Acacia	
Amelanchier utahensis	Utah Serviceberry	
Arctostaphylos pungens	Pointleaf Manzanita	
Arctostaphylos pringlei	Pringles Manzanita	
Atriplex canescens	Four-wing Saltbush	
Baccharis sarothroides	Desert Broom	
Berberis fremontii	Fremont Barberry	Mahonia fremontii
Berberis haematocarpa	Red Barberry	Mahonia haematocarpa
Canotia holacantha	Crucifixion Thorn	
Cercocarpus greggii	Desert Cleanthus	
Cowania mexicana	Buckbrush	
Cercocarpus montanus	Mountain Mahogany	C. montanus var. paucidentatus
Dalea formosa	Feather Dalea	
Ephedra viridis	Mormon Tea	
Ericameria laricifolia	Turpentine Bush	
Fallugia paradoxa	Apache Plume	
Fendlerbush nudicaule	Fendlerbush	
Forestiera neomexicana	New Mexico Olive	F. pubescens
Fremontia californica	California Buckthorn	
Fraxinus anomala var. lowellii	Lowells Ash	
Garrya wrightii	Wright's Silktassel	
Garrya flavescens	Yellow Silktassel	
Gutierrezia sarothrae	Snakeweed	
Krascheninnikovia lanata	Winterfat	Eurotia/ceratoides lanata
Larrea tridentata	Creosote	
Lycium pallidum	Wolfberry	
Rhamnus betulifolia	Hop Tree	
Purshia stansburiana	Cliff Rose	Cowania Mexicana/ P. subintegra
Quercus palmeri	Palmer Oak	Q. dumosa
Quercus turbinella	Scrub Oak	
Rhamnus ilicifolia	Hollyleaf Buckthorn	
Rhus glabra	Smooth Sumac	
Rhus ovata	Sugar Sumac	
Rhus trilobata	Three Leaf Sumac	Skunkbush, Squawbush
Ribes aureum	Golden Currant	
Ribes mexicanum	New Mexico Locust	
Symphoricarpos rotundifolius	Roundleaf Snowberry	
Zauschneria latifolia	Graythorn	

Legend

- Existing Trees to Remain
- Existing Trees to be Removed
- Deciduous Trees
- Ornamental Trees
- Evergreen Trees
- Lawn Area

LandSOLUTIONS
PO Box 683175
Park City, Utah 84068
1750 Sur Peak Drive Suite 100
435.901.3176
peteg@landsolutionspc.biz

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069
60 GOODROW LANE
SEDONA, ARIZONA

summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

0 10 20 40 60
SCALE: 1" - 20'

PLANT SCHEDULE

TREES

SYM	QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
NH	5	NETLEAF HACKBERRY	CELTIS RETICULATA	2"CAL.	B&B	SINGLE STEM
DW	17	DESERT WILLOW	CHILOPSIS LINEARIS	2"CAL.	B&B	SINGLE STEM
JU	11	UTAH JUNIPER	JUNIPERUS OSTEOSPERMA	8-10'	B&B	FULL BRANCHING
RJ	8	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	8-10'	B&B	FULL BRANCHING
PP	22	PINYON PINE	PINUS EDULIS	10-12'	B&B	FULL BRANCHING
VM	6	VELVET MESQUITE	PROSOPIS VELUTINA	2"CAL.	B&B	SINGLE STEM
GO	12	GAMBEL OAK	QUERCUS GAMBELII	2"CAL.	B&B	SINGLE STEM
WS	6	WESTERN SOAPBERRY	SAPINDUS SAPONARIA	2"CAL.	B&B	SINGLE STEM

SHRUBS

SYM	QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
	19	UTAH SERVICEBERRY	AMELANCHIER UTAHENSIS	2"	CONT.	4' ON CENTER
	26	DESERT BROOM	BACCHARIS SAROTHOIDES	2"	CONT.	4' ON CENTER
	38	FREMONT BARBERRY	BERBERIS FREMONTII	2"	CONT.	4' ON CENTER
	26	MOUNTAIN MAHOGANY	CERCOCARPUS BREVIFLORUS	2"	CONT.	4' ON CENTER
	30	MORMON TEA	EPHEDRA VIRIDIS	2"	CONT.	4' ON CENTER
	31	APACHE PLUME	FALLUGIA PARADOXA	2"	CONT.	4' ON CENTER
	20	SMOOTH SUMAC	RHUS GLABRA	2"	CONT.	4' ON CENTER

NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY OWNER OR OWNERS REPRESENTATIVE

LOCATION OF GROUND BASED MECHANICAL EQUIPMENT IS TO BE DETERMINED AS REQUIRED BY THE APPROPRIATE SERVICE PROVIDER.

PLANT MATERIAL WILL BE ADJUSTED TO SCREEN GROUND BASED MECHANICAL EQUIPMENT.

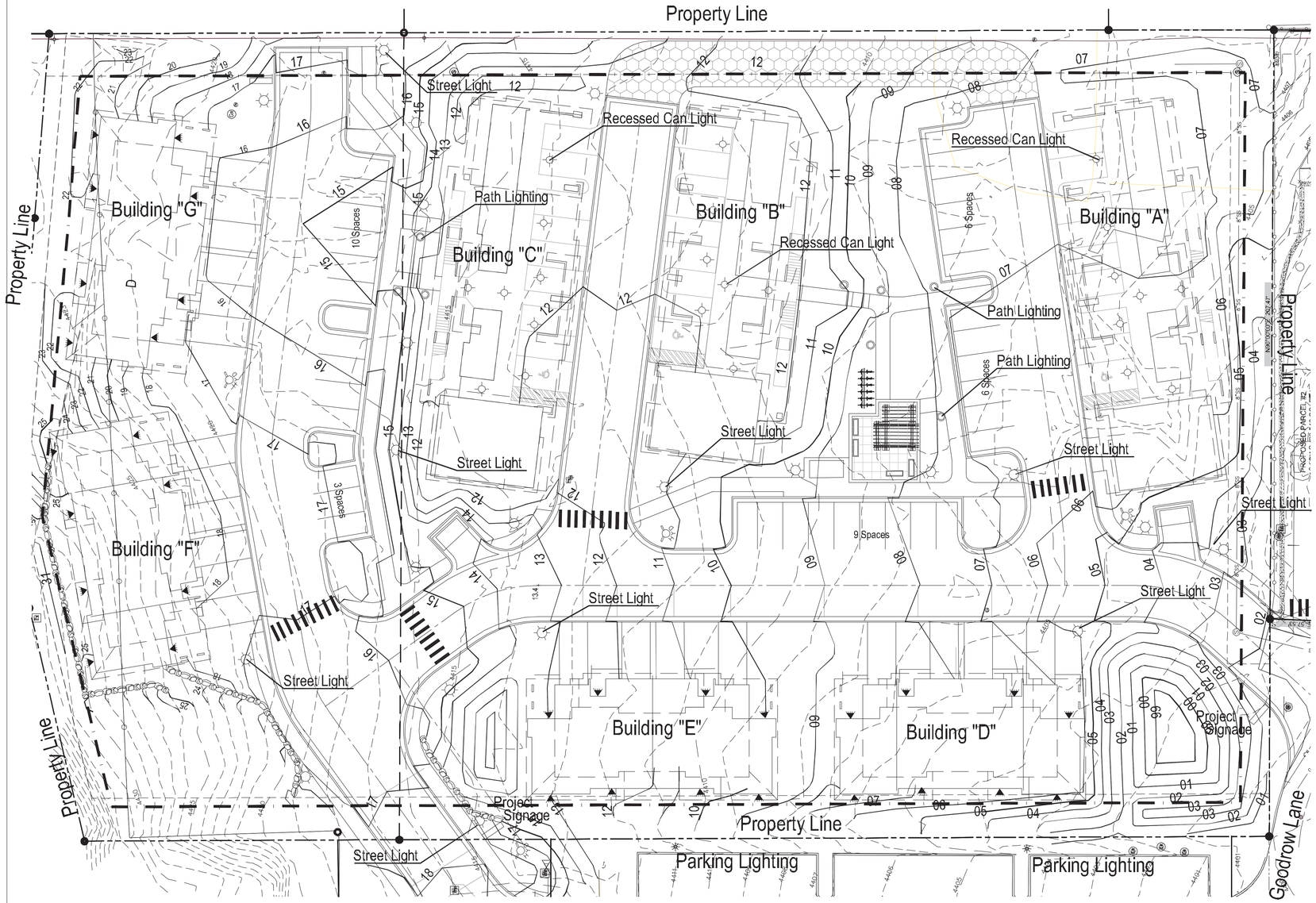
EXISTING TREES TO REMAIN WILL HAVE PROTECTIVE FENCING INSTALLED TO PROVIDE A VISUAL REMINDER TO NOT REMOVE OR DAMAGE THOSE TREES. TREES TO BE SAVED ARE PRIMARILY LOCATED IN OPEN SPACE AREAS.

LANDSCAPE PLAN

	AUG 26 2024	SEPT 16, 2024	DEC 04 2024	JAN 27 2025	MAY 19 2025	SEPT 04 2025
	1	2	3	4	5	6

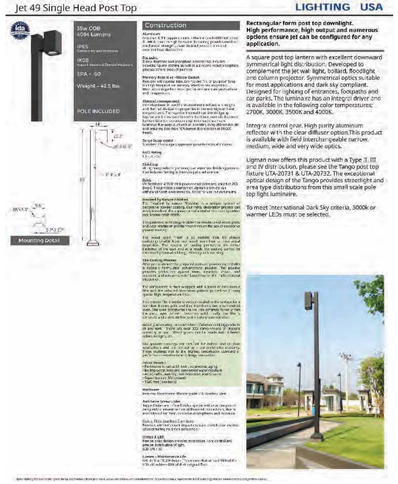
SCALE

SHEET
L - 1.0



UJE-20001
Jet 49 Single Head Post Top

LIGMAN LIGHTING USA



UJE-20001
Jet 49 Single Head Post Top

LIGMAN LIGHTING USA

PROJECT | DATE
QUANTITY | TYPE | NOTE

ORDERING EXAMPLE || UJE - 20001 - 35w - N - W30 - 02 - 120/277v - Options

UJE-20001	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	35w COB 4094 Lumens	N - Narrow 15° M - Medium 25° W - White 40° VW - Very Wide 85°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9005 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METAL LIC SILVER SM 9006 06 - MATTE BLUME RAL 5008 0E - LIGHMAN BRONZE 09 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

DHR - D-Mix Dimming
NAT - Naturalaire Rated

INSPIRED BY NATURE FINISHES
SWOO - OAK FINISH
SWWO - WHITE MIST FINISH
SWGW - PINE FINISH
SWF - FROSTED ASH FINISH
SWC - CHERRY WOOD FINISH SM
SWM - MACHIAVEL WALNUT FINISH
SW1CF - CONCRETE FINISH
SW1SG - SOFTSCAPE FINISH
SW1W - STONE FINISH
SW1N - CORTEN F FINISH

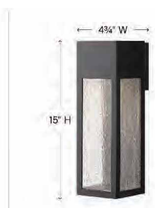
Proposed Street Lights

Recessed Can



General	
Status	Active
Recessed Can Size	6 in
Wattage	9.7W
Voltage	120V
Finish	Black
CCT (Kelvin)	2700K/3000K/3500K/4000K/5000K
Color Temperature	Warm White to Natural Light
Lumen Output	900
Indoor or Outdoor Fixture	Indoor
Specifications	
Technology	LED
CRI	90
Beam Angle	90
Rated Hours	50000
Operating Temperature	-20C (-4F) to +40C (+104F)
Dimmable	Yes (Dimmable
Sloped Ceiling	No
Dimensions	
Width (in.)	5.28
Height (in.)	1.83
Weight (lb.)	0.36
Compliance	
Safety Listing	cETLus - Classified
Location Rating	Wet
Energy Star	Yes
ES Unique ID	RSID-3354718
DLC Approved	No
Air Tight Rated	Yes
IC Rated	Yes
California Status	Useful for Sale in California
Title 24 / 24 Status	California T24 Listed
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
Additional Information	
Warranty	5 Year Limited - Fixtures

Hinkley Sconce Fixture



ROOK
17855K-LL
LARGE WALL MOUNT LANTERN
With a strong and imposing presence, Rook features sleek, modern lines with a 5mm light-softly grazing the clear seedy glass. The bold Bronze, Satin Black and Titanium finish options accentuate its sturdy frame and aluminum construction.

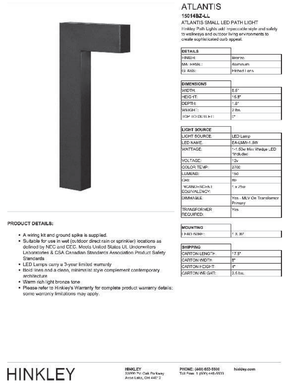
DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Clear Seedy
ENSEMBLE:	YES: CL TYPE DIMMER (SELTA)
DIMENSIONS	
WIDTH:	4.8"
HEIGHT:	15"
WEIGHT:	4lb
BACK PLATE:	4.75" Sq
EXTENSION:	0.5"
TOP TO OUTLET:	2.5"
LIGHT SOURCE	
LIGHT SOURCE:	Downlite
LED NAME:	6in15LED-DK
VOLTAGE:	120v
COLOR TEMP:	2018
LUMENS:	800
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 63w
DIMMABLE:	YES: CL TYPE DIMMER (SELTA)
SHIPPING	
CARTON LENGTH:	10.6
CARTON WIDTH:	8
CARTON HEIGHT:	18.6
CARTON WEIGHT:	5

PRODUCT DETAILS:
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- Title 24 Compliant
- Meets California Energy Commission Title regulations/JA8 when using the included LED bulb
- 2-year finish warranty
- LED Bulbs carry a 3-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture

Proposed Sconce Fixtures
Townhomes Only

Proposed Recessed Cans
Apartment Covered Parking Only

Proposed Path Lighting



DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Painted Lens
DIMENSIONS	
WIDTH:	5.5"
HEIGHT:	15.8"
DEPTH:	5.5"
WEIGHT:	2 lbs.
LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	3W-LAMP-1.8W
WATTAGE:	1 - 3.0w Min Wedge LED Bulb
VOLTAGE:	120v
COLOR TEMP:	2700
LUMENS:	150
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	Yes - MLV Or Transformer Required
TRANSFORMER REQUIRED:	Yes
MOUNTING	
HEIGHT:	2' & 30"
SHIPPING	
CARTON LENGTH:	17.5"
CARTON QUANTITY:	1
CARTON WEIGHT:	4"
CARTON UNIT:	5.5 lbs.

PRODUCT DETAILS:
- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- LED Lamps carry a 3-year limited warranty
- Rest lives and a clean, minimalist style complement contemporary architecture
- Warm-tah light bronze tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY

Project Signage Backlighting





Final Lighting and Signage Design May Change Due to Final Site Conditions
Any Changes to Final Layout of Lighting to be Reviewed by Sedona Prior to Installation

0 10 20 40 60

SCALE: 1" - 20'

LandSOLUTIONS
PLANNING & DESIGN

PO Box 683175
Park City, Utah 84068
1750 Sun Peak Drive Suite 100
435.901.3716
peteg@landsolutionspc.biz

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC

PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

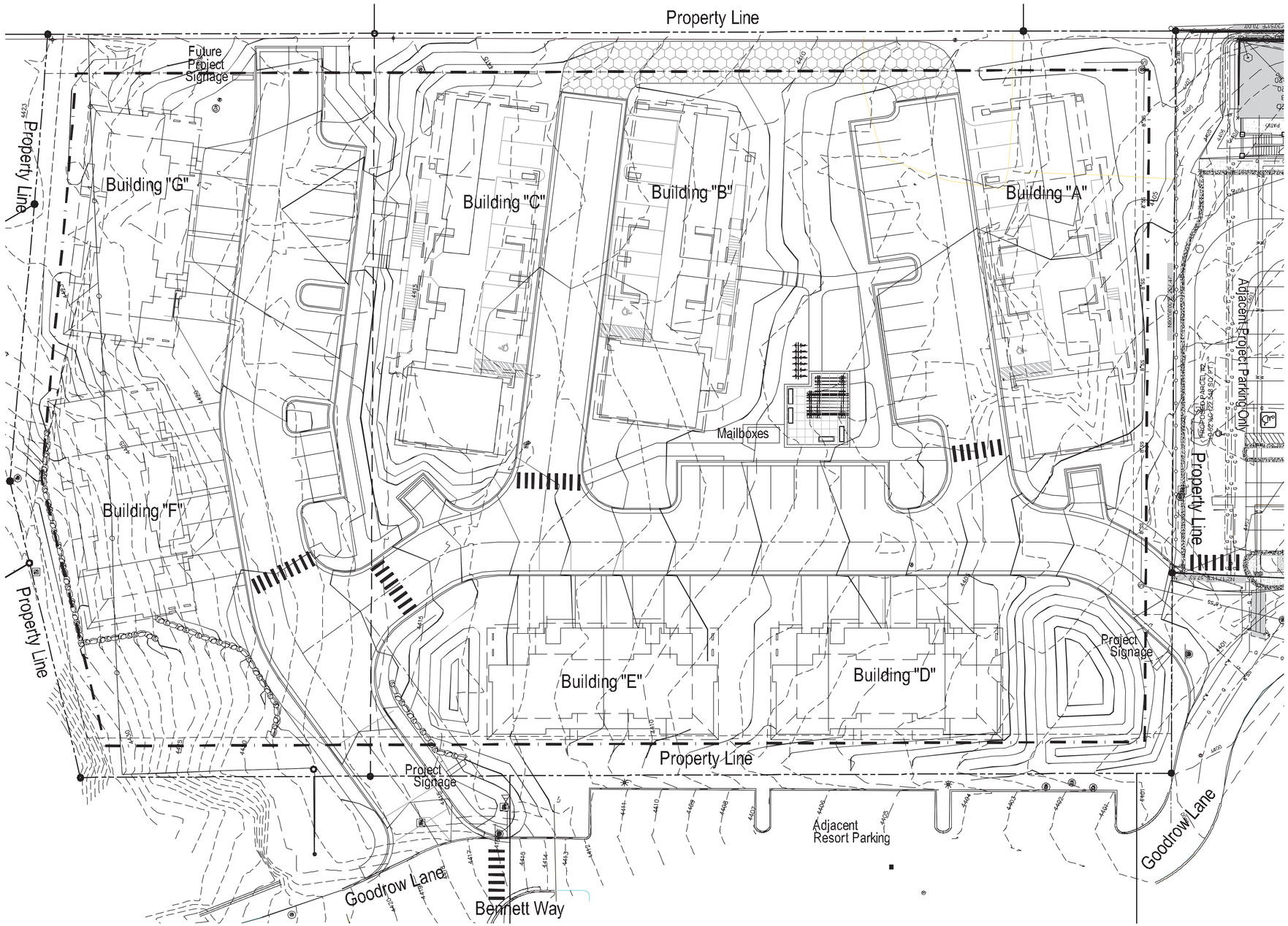
AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

LIGHTING PLAN

AUG 26 2024	SEPT 16 2024	DEC 04 2024	JAN 27 2025	MAY 19 2025	SEPT 04 2025	SEPT 10 2025
A	A	A	A	A	A	A

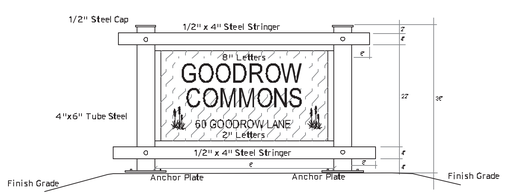
SCALE

SHEET
L - 2.0

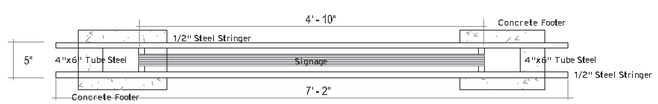


Future Project Signage may be Installed
in Conjunction with Bennett Way Extension

Elevation View



Signage Area 12.0 SF
8" Lettering Area 4.5 SF
2" Lettering Fire Marshal Addressing



Plan View

Project Signage to Include Lighting.
Final Lighting and Signage Design May be Altered
Due to Final Site Conditions and Project Name.

Revised Signage and Lighting Plans to be Submitted
To Sedona Planning Staff for Review and Approval
Prior to Installation

Building Addresses to be Located on Each Apartment Building.
Street Addresses for the Townhomes will also be Located on the Structure.

Traffic Control Signage, ie: stop signs, will be Located as per City Standards.

0 10 20 40 60

SCALE: 1" - 20'

LandSOLUTIONS PARK CITY, UTAH
PO Box 683175
Park City, Utah 84068
1750 Sur Peak Drive Suite 100
435.901.3768
peteg@landsolutionspc.biz

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069
60 GOODROW LANE
SEDONA, ARIZONA

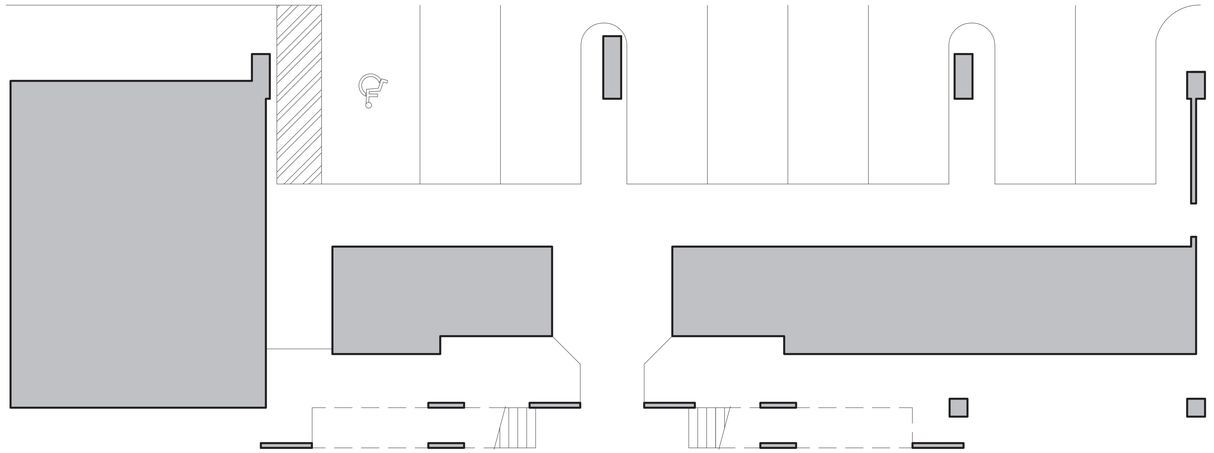
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

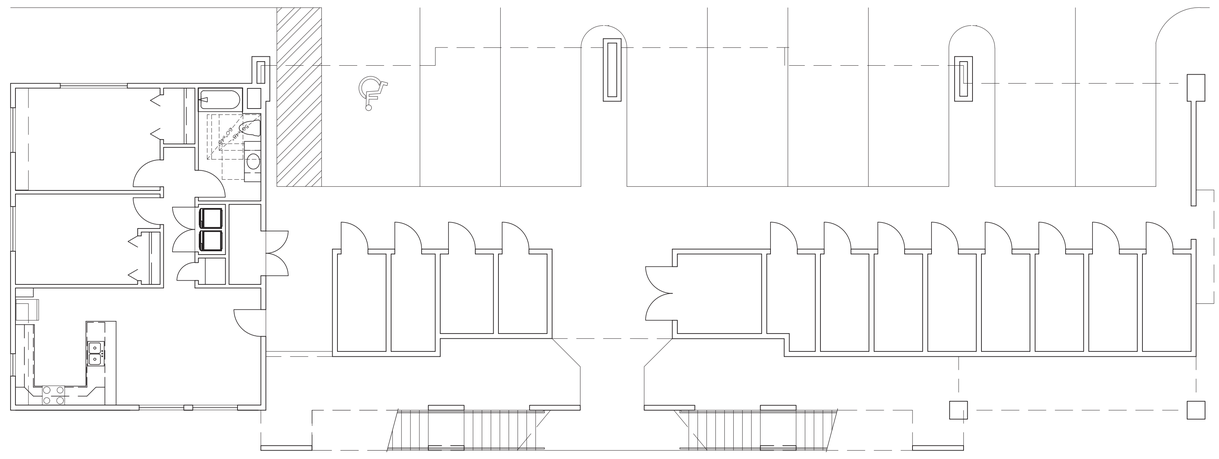
SIGNAGE PLAN

AUG 26 2024	SEPT 16 2024	DEC 04 2024	JAN 21 2025	MAY 19 2025	SEPT 04 2025	SEPT 10 2025
SCALE						

SHEET
L - 3.0



1 A-1.01 BUILDING FOOTPRINT
1/8" = 1'-0"



2 A-1.01 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

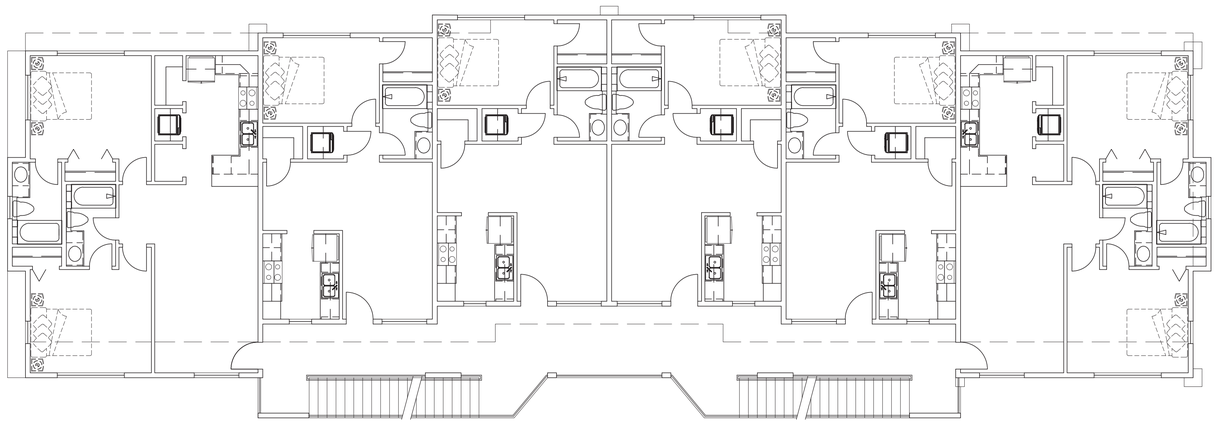
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

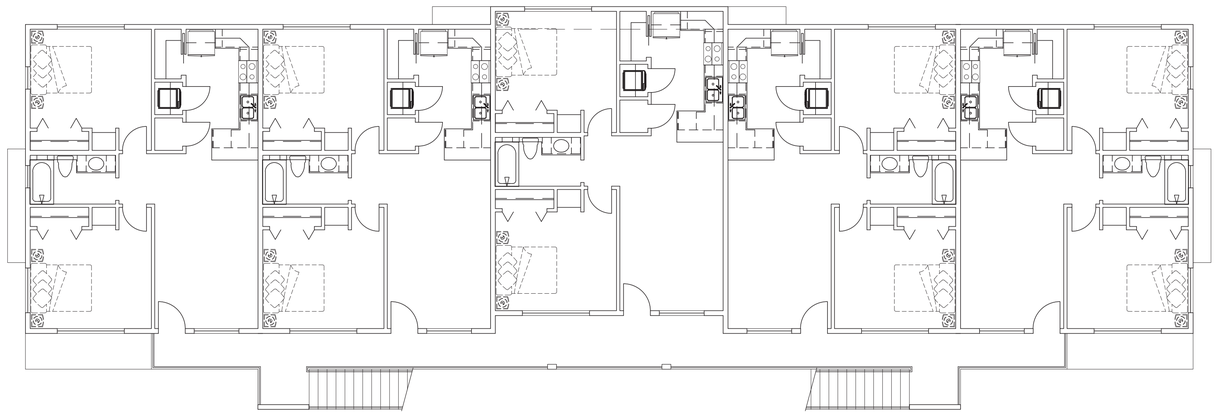
BUILDING 'A' LOWER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
A-1.01



3 A-1.03 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



4 A-1.02 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

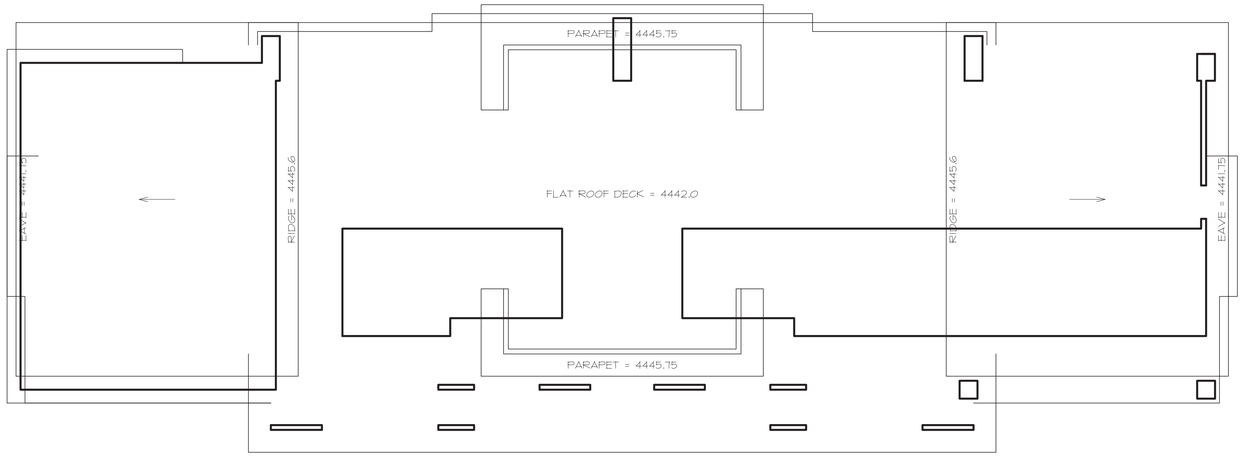
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'A' UPPER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
A-1.02



1 A-1.03 ROOF PLAN - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

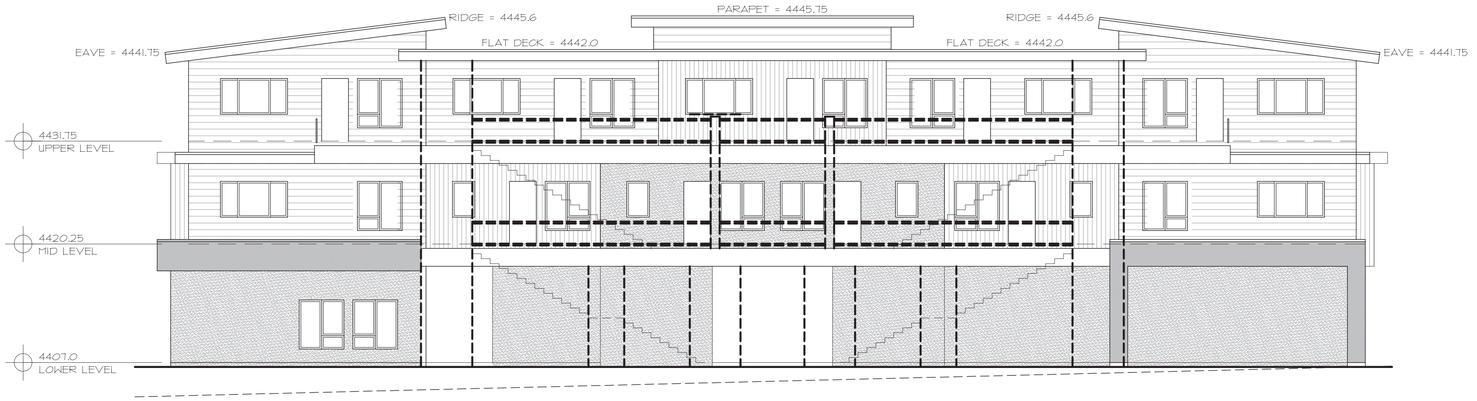
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

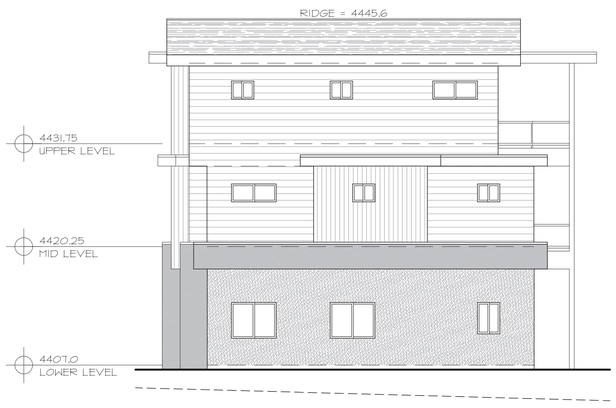
BUILDING 'A' ROOF PLAN

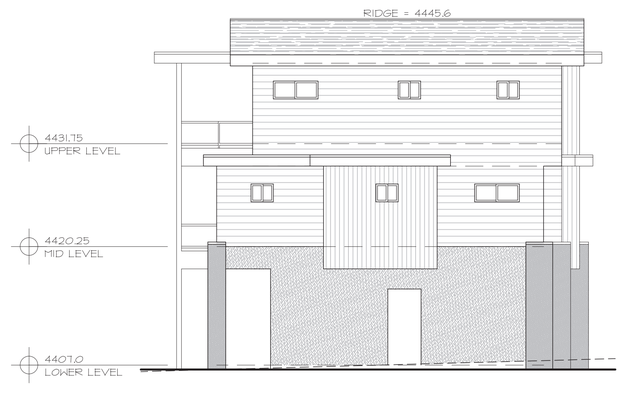
JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
A-1.03



1 A-2.01 FRONT ELEVATION - APTS
1/8" = 1'-0"





3 A-2.01 LEFT SIDE ELEVATION - APTS
1/8" = 1'-0"

2 A-2.01 RIGHT SIDE ELEVATION - APTS
1/8" = 1'-0"



4 A-2.01 REAR ELEVATION - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

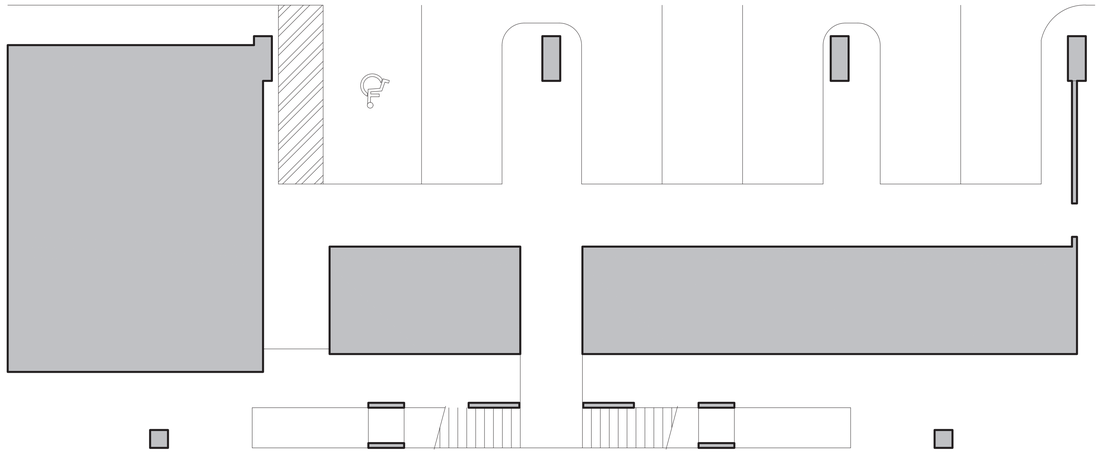
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

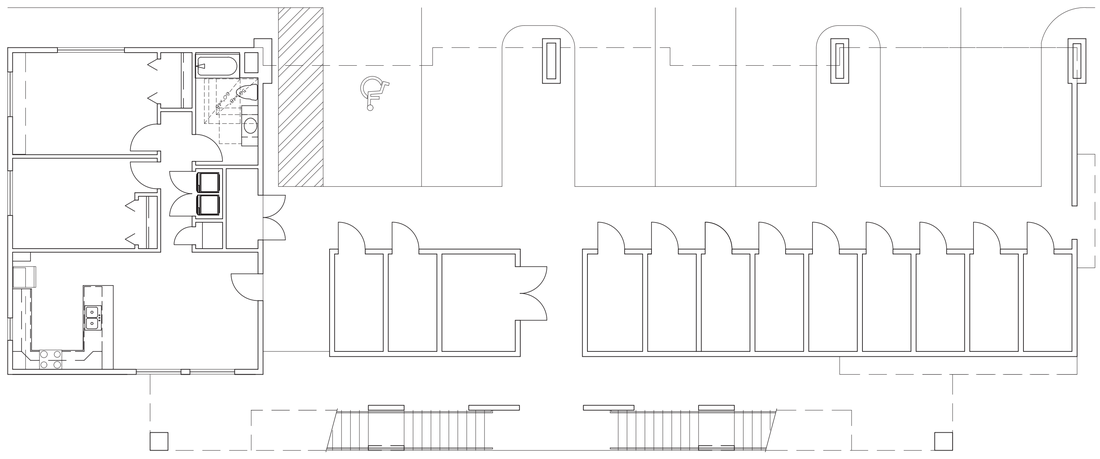
BUILDING 'A' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
A-2.01



1 B-1.01 BUILDING FOOTPRINT
1/8" = 1'-0"



2 B-1.01 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

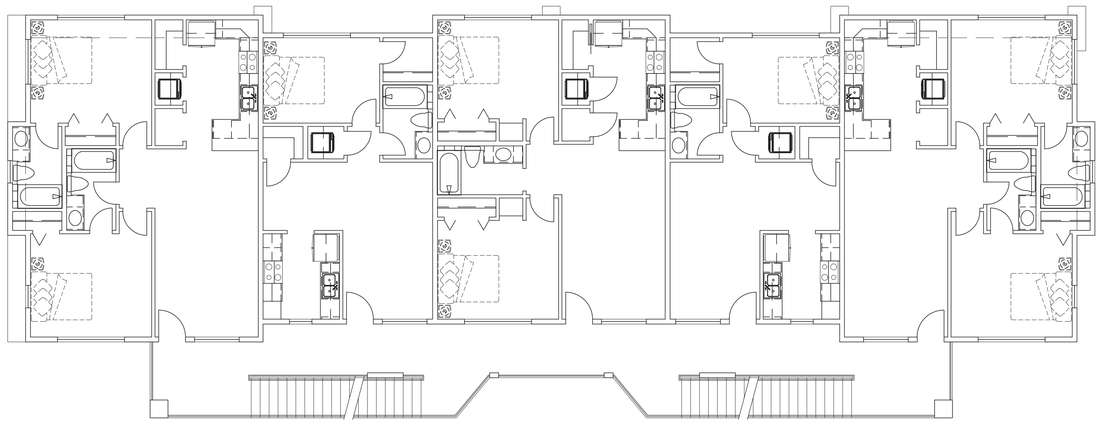
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

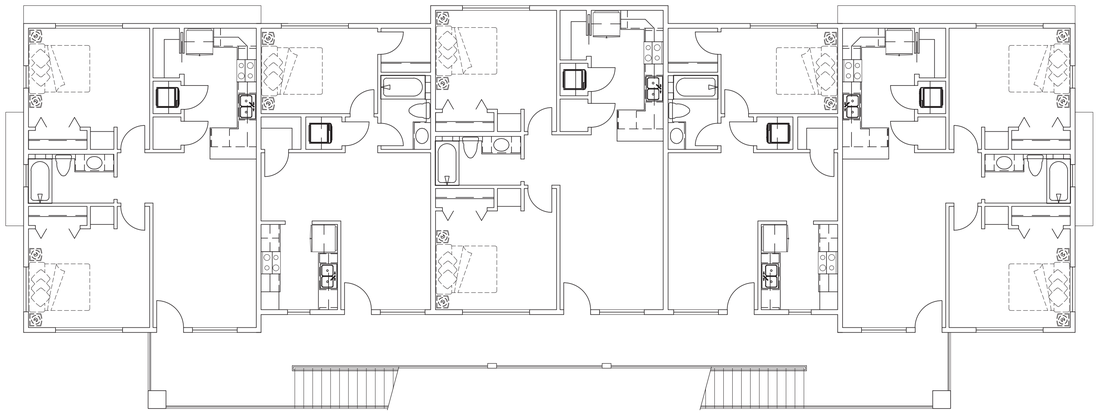
BUILDING 'B' LOWER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
B-1.01



3 B-1.02 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



4 B-1.02 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

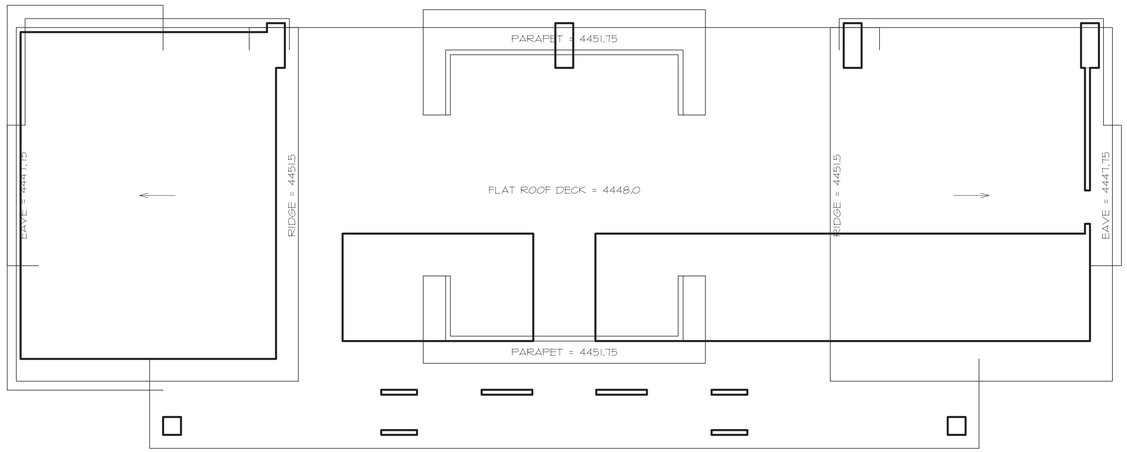
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'B' UPPER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
B-1.02



5 B-1.03 ROOF PLAN - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

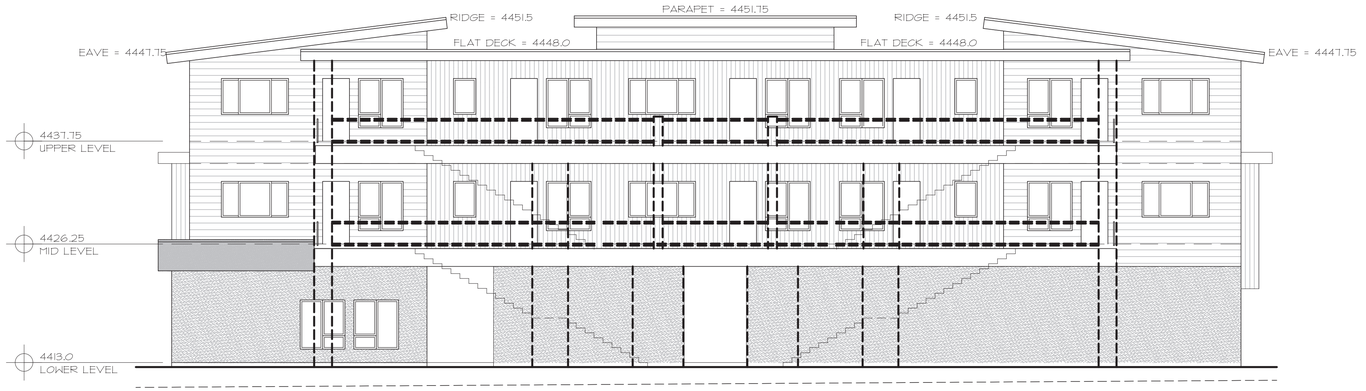
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

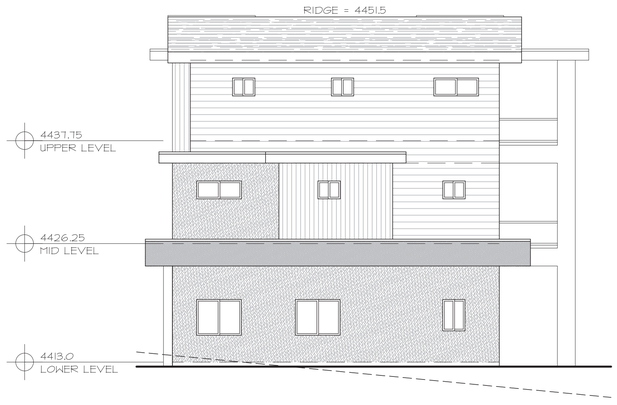
BUILDING 'B' ROOF PLAN

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

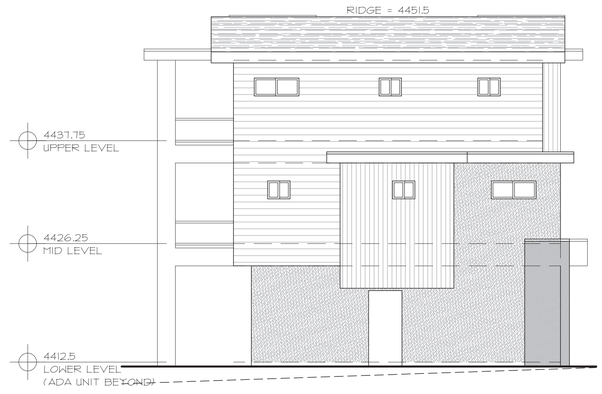
SHEET
B-1.03



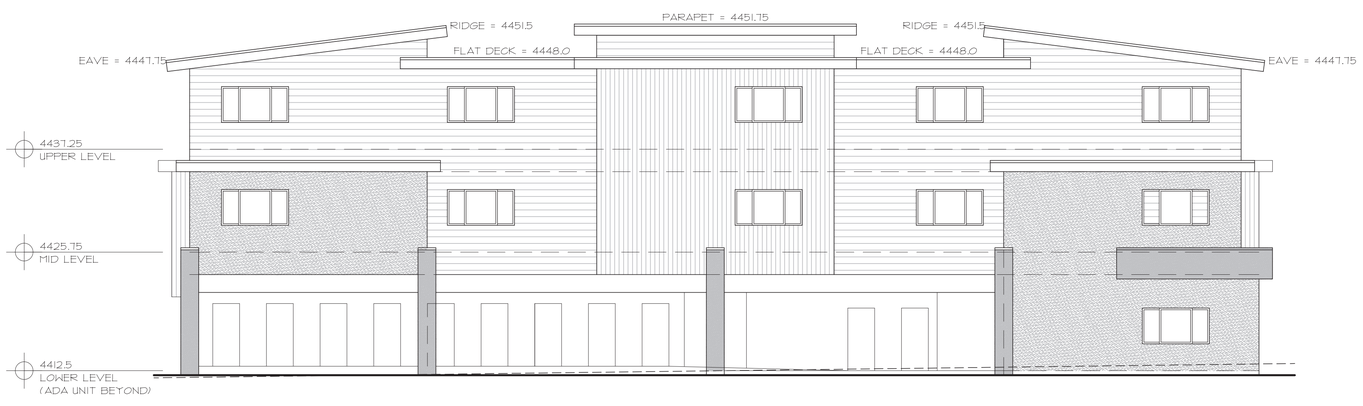
1 B-2.01 FRONT ELEVATION - APTS
1/8" = 1'-0"



3 B-2.01 LEFT SIDE ELEVATION - APTS
1/8" = 1'-0"



2 B-2.01 RIGHT SIDE ELEVATION - APTS
1/8" = 1'-0"



4 B-2.01 REAR ELEVATION - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

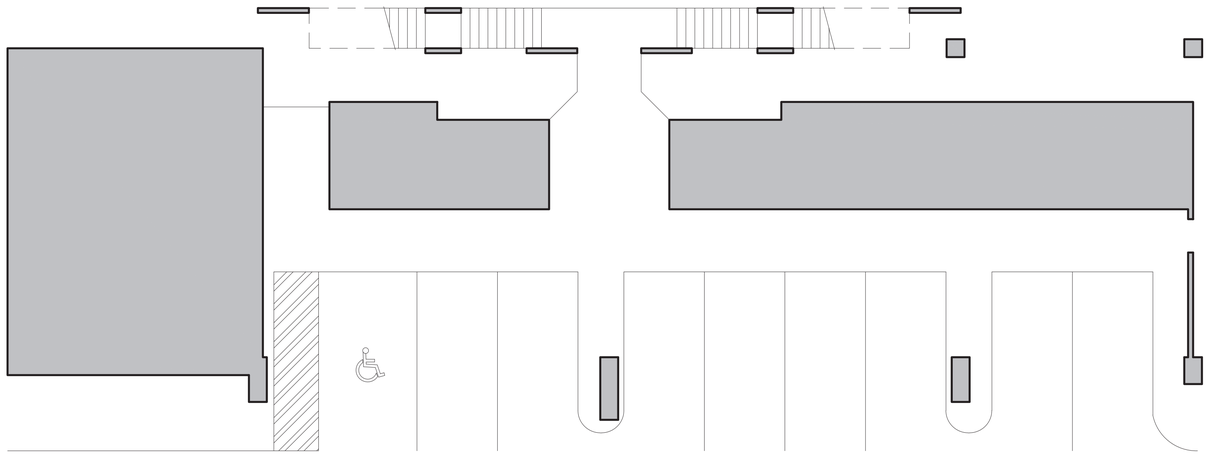
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

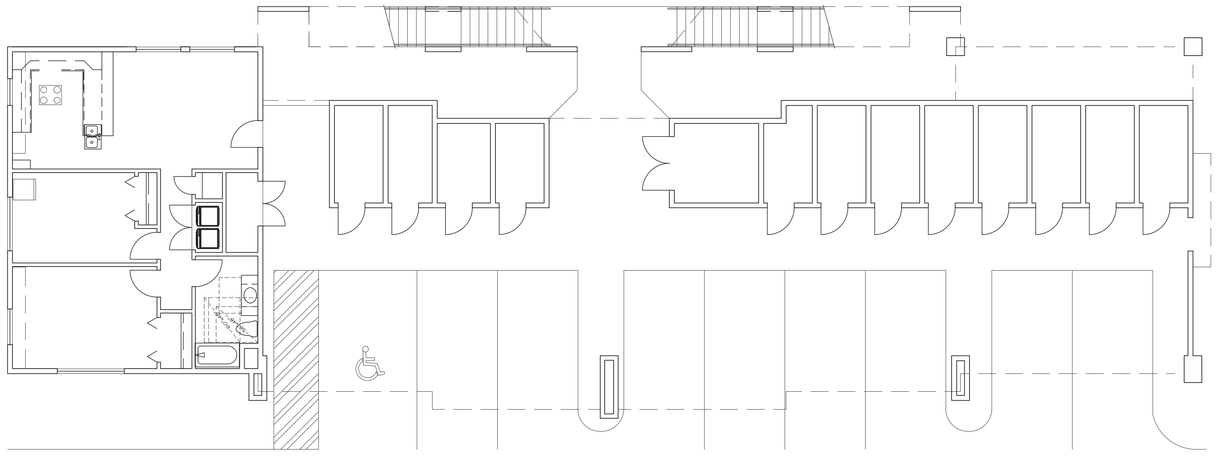
BUILDING 'B' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
B-2.01



1 C-1.01 BUILDING FOOTPRINT
1/8" = 1'-0"



2 C-1.01 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

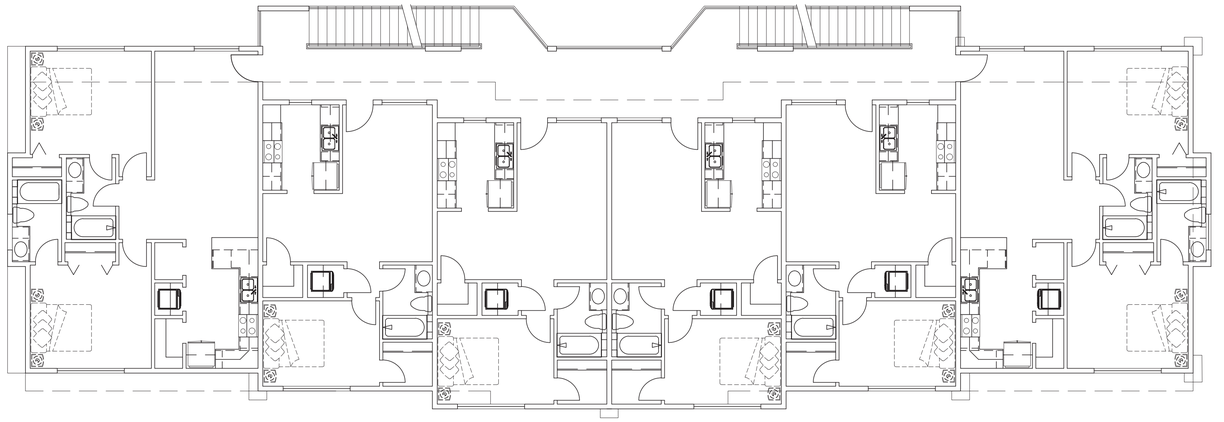
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

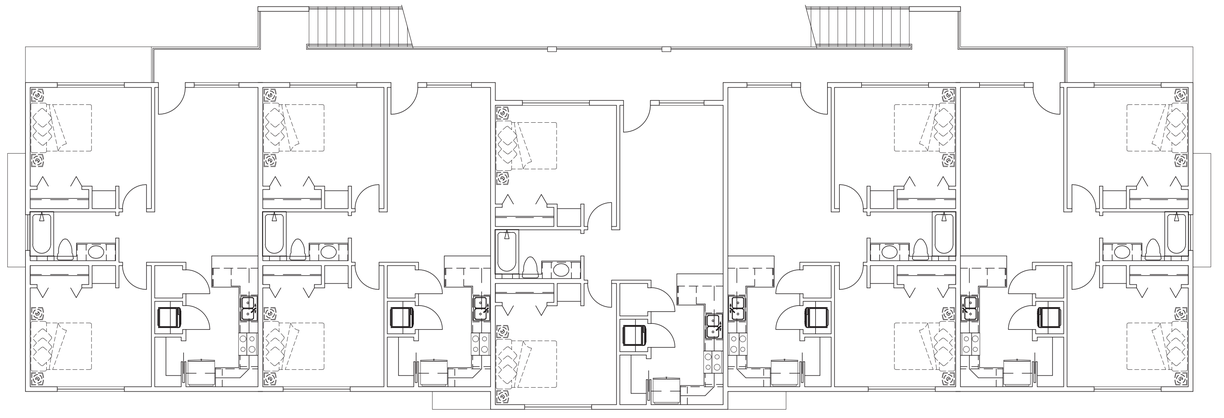
BUILDING 'C' LOWER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
C-1.01



3 C-1.02 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



4 C-1.02 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

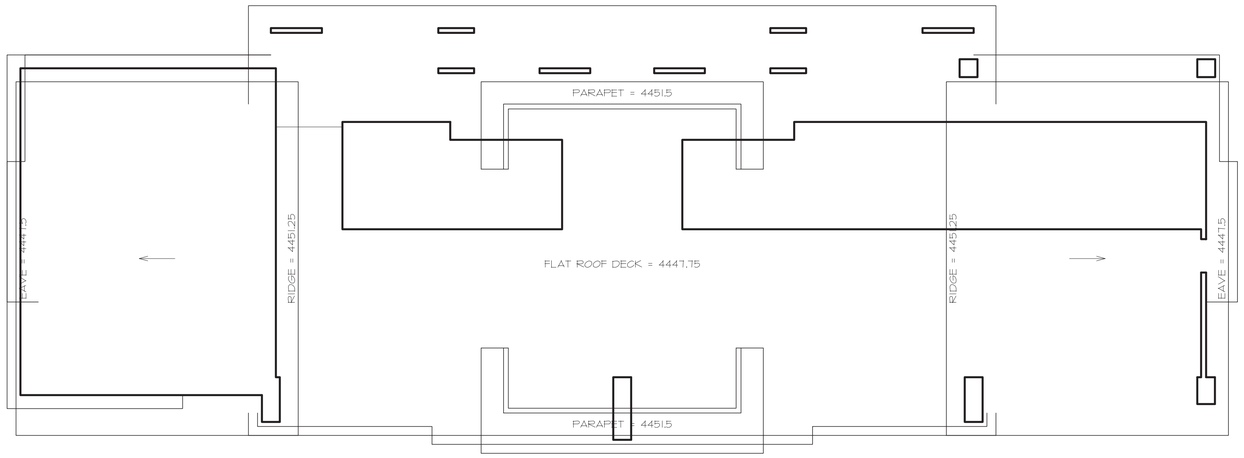
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'C' UPPER LEVELS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
C-1.02



3 C-1.03 ROOF PLAN - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

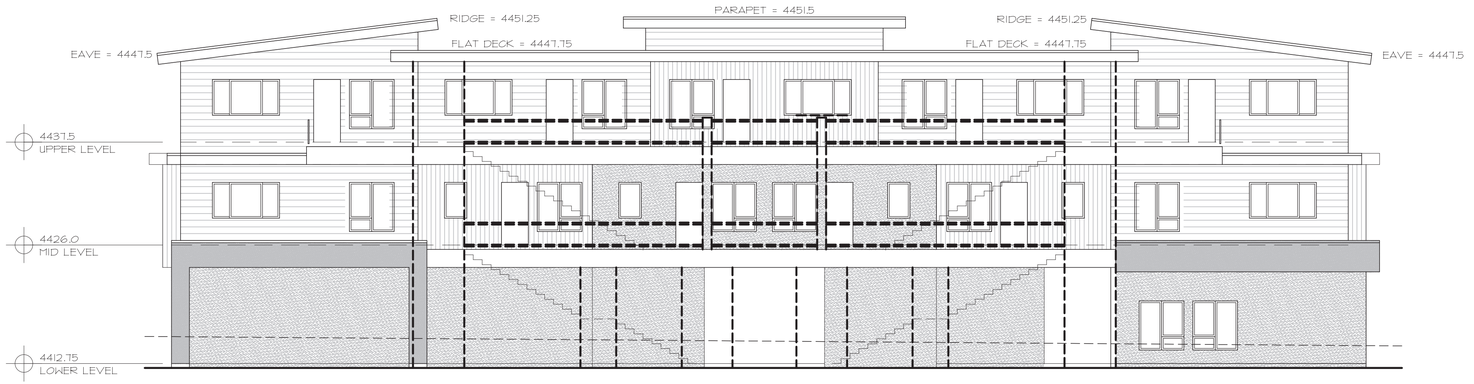
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

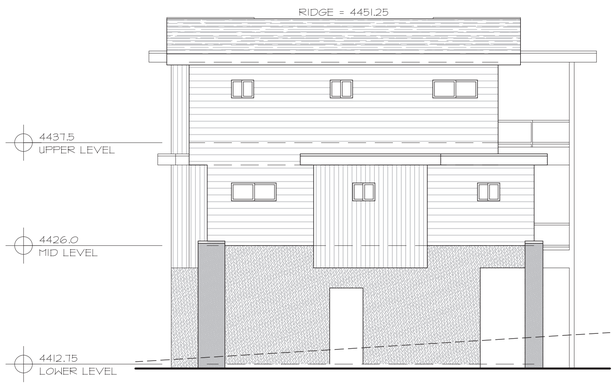
BUILDING 'C' ROOF PLAN

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

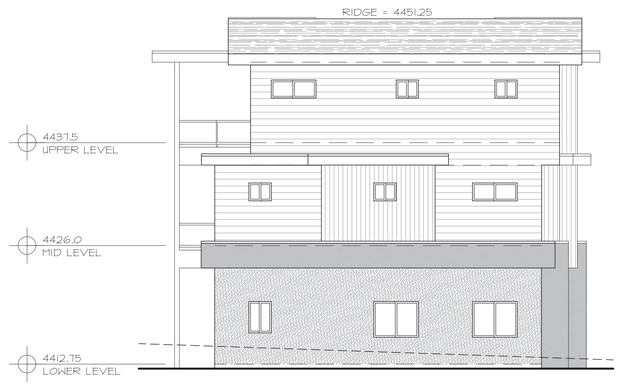
SHEET
C-1.03



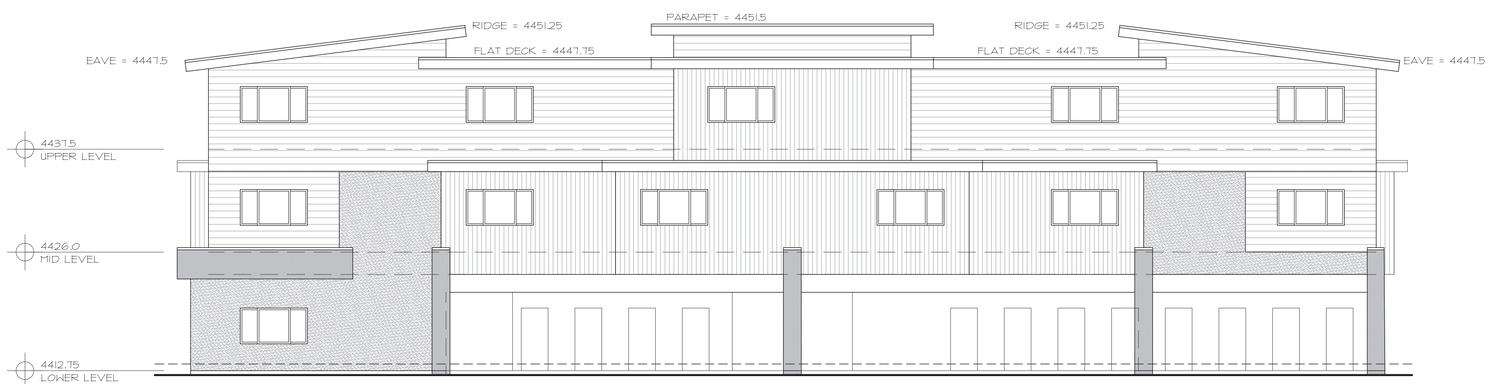
1 C-2.01 FRONT ELEVATION - APTS
1/8" = 1'-0"



3 C-2.01 LEFT SIDE ELEVATION - APTS
1/8" = 1'-0"



2 C-2.01 RIGHT SIDE ELEVATION - APTS
1/8" = 1'-0"



4 C-2.01 REAR ELEVATION - APTS
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

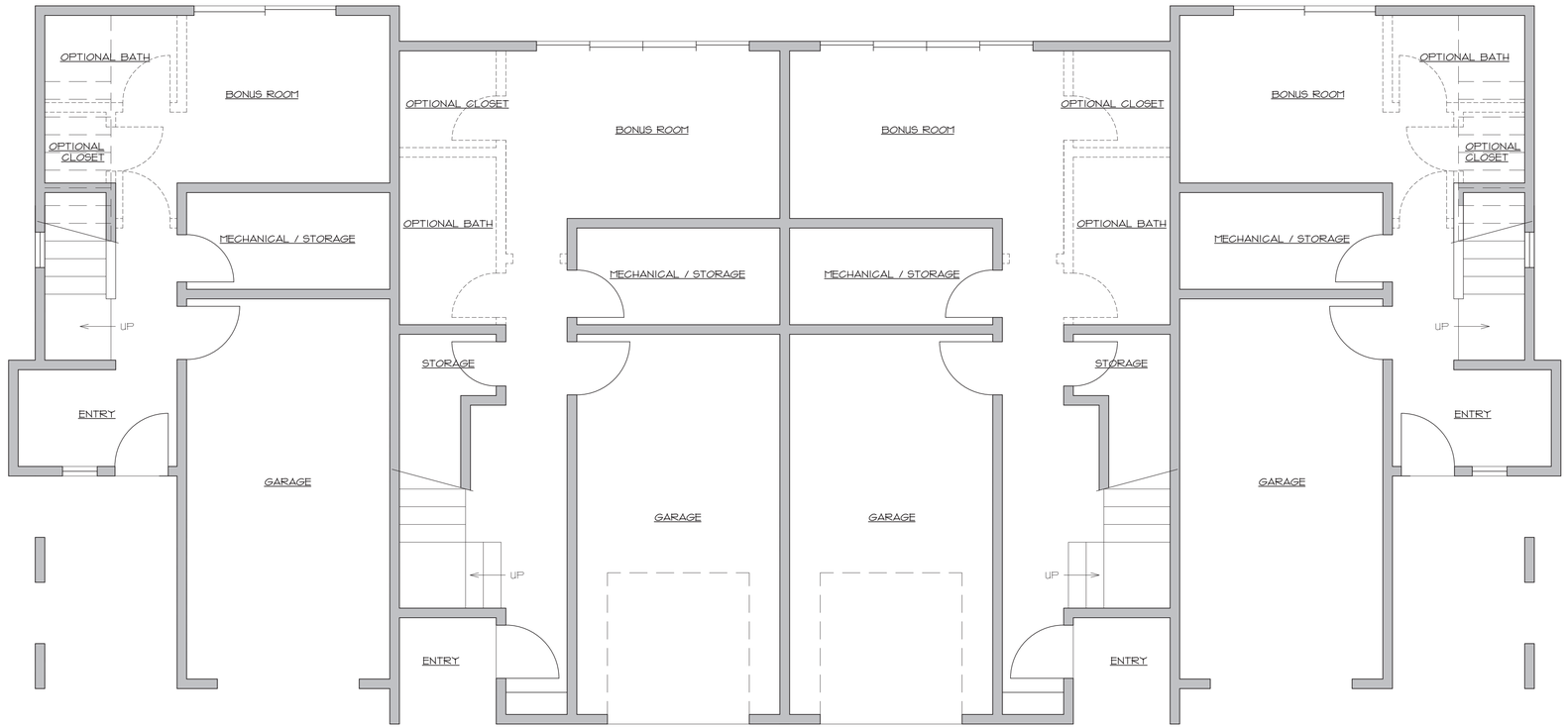
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'C' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
C-2.01



1 D-1.01 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

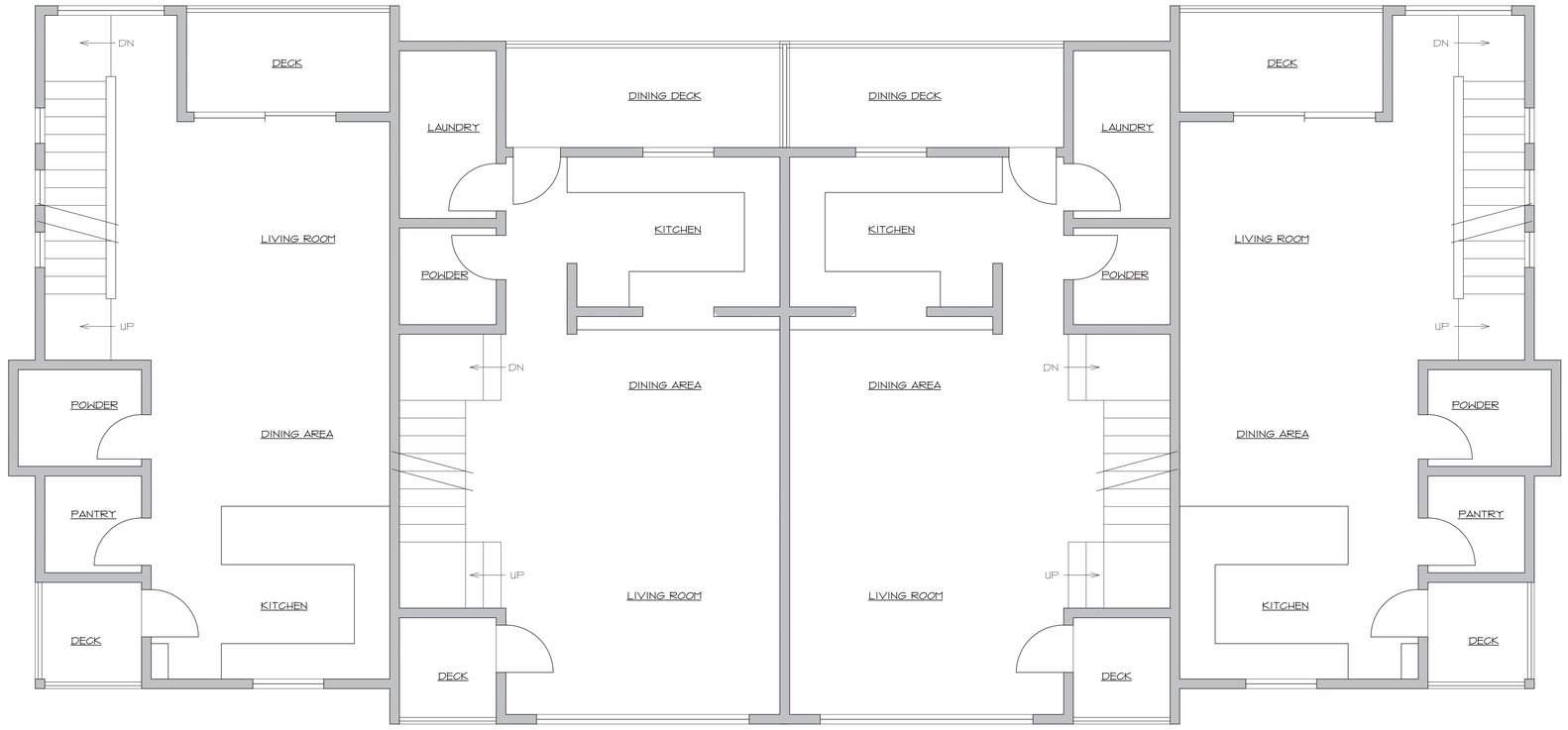
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'D' LOWER LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
D-1.01



1 D-1.02 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

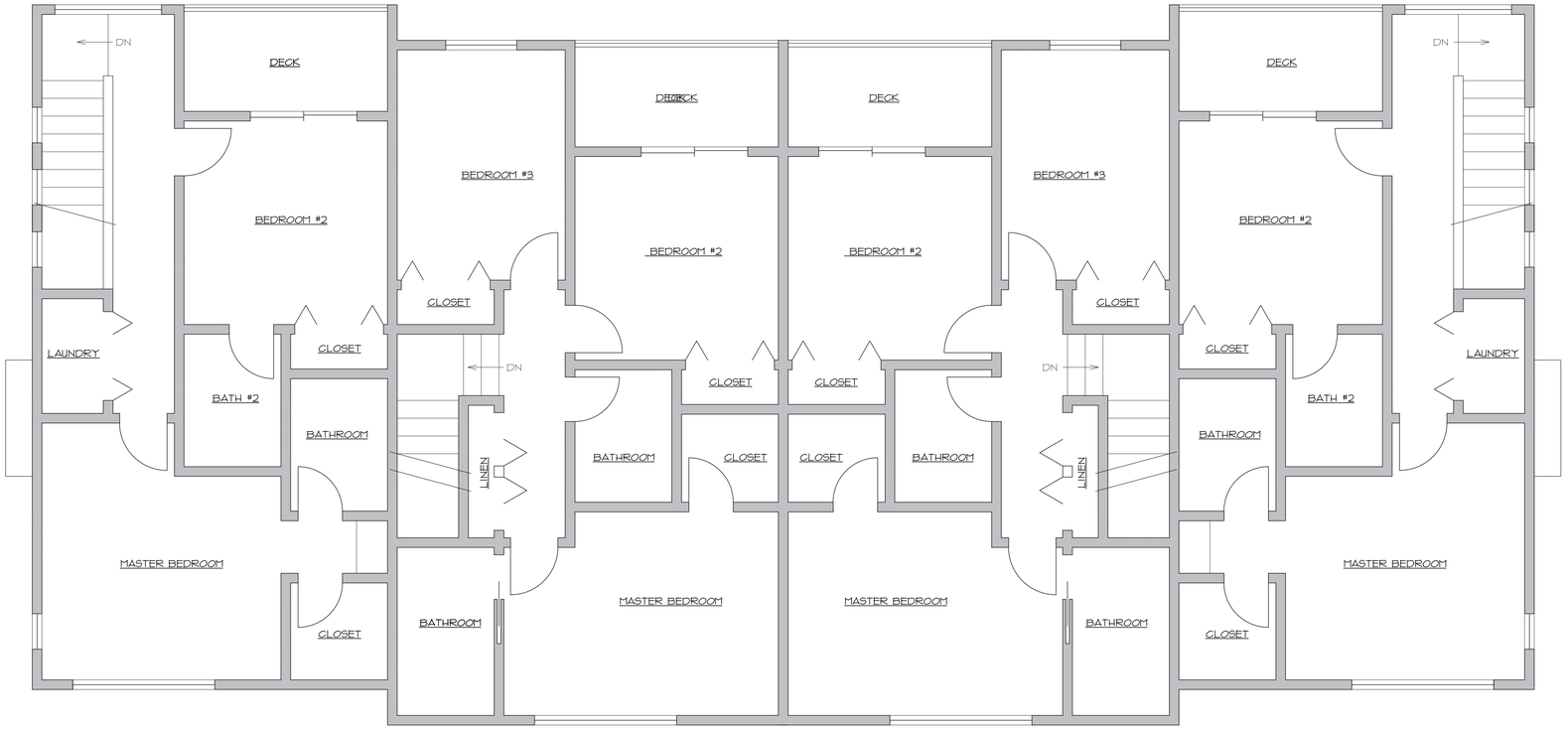
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'D' MAIN LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
D-1.02



1 D-1.03 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

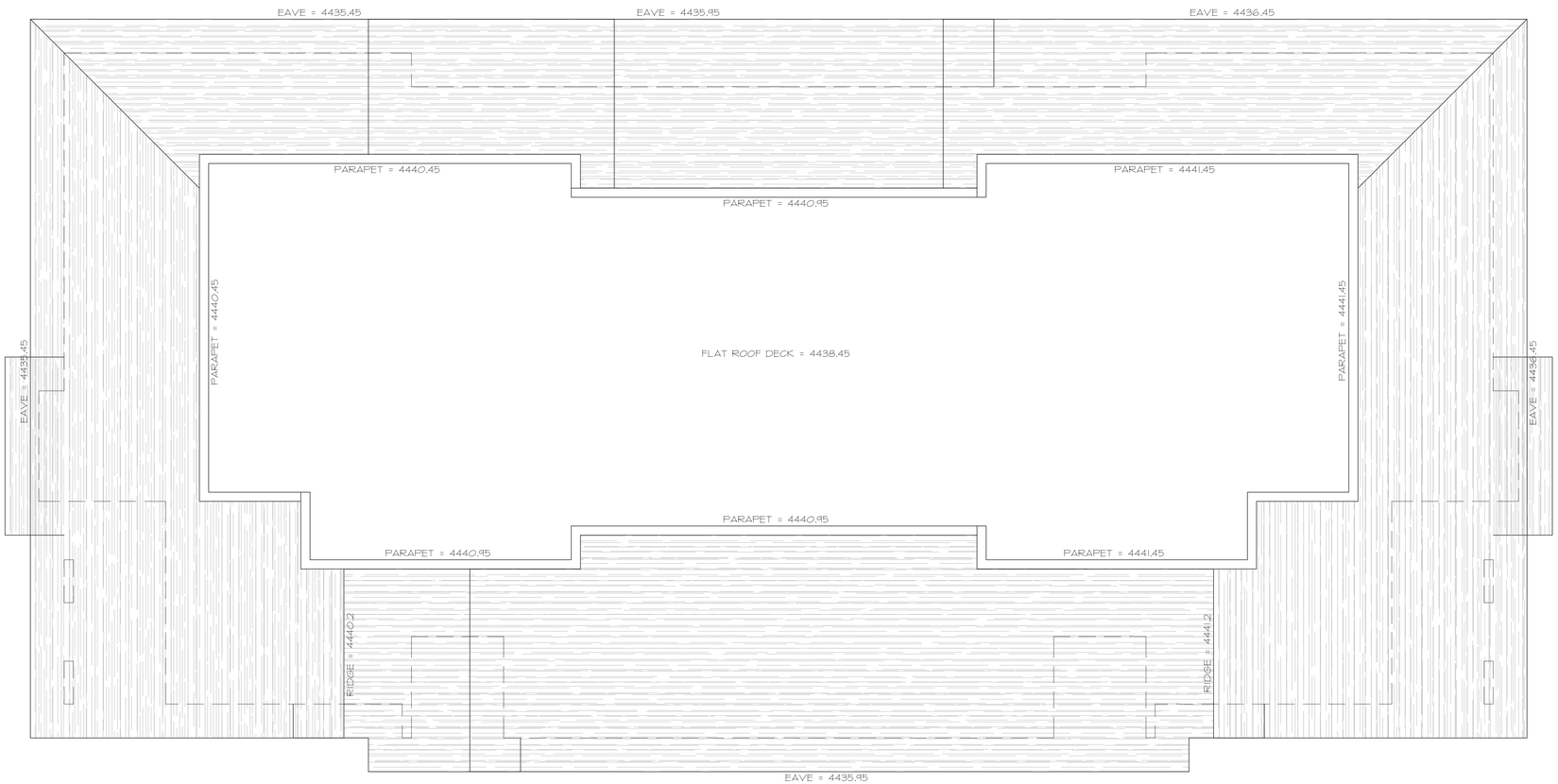
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'D' UPPER LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
D-1.03



1 D-1.04 TOWNHOUSE ROOF PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

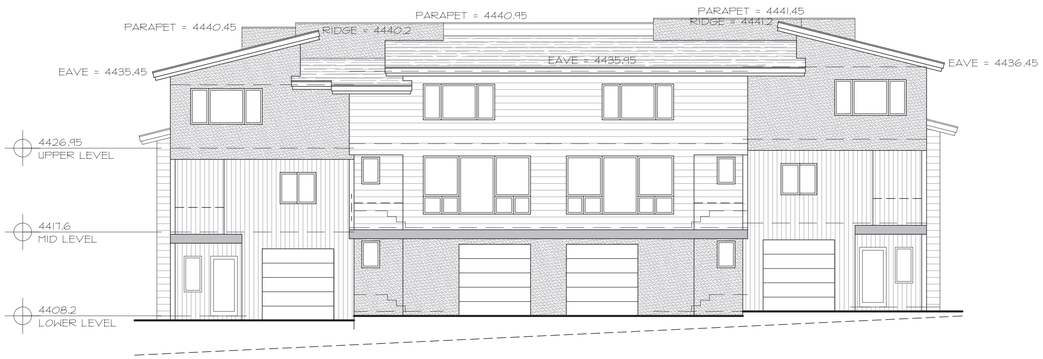
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

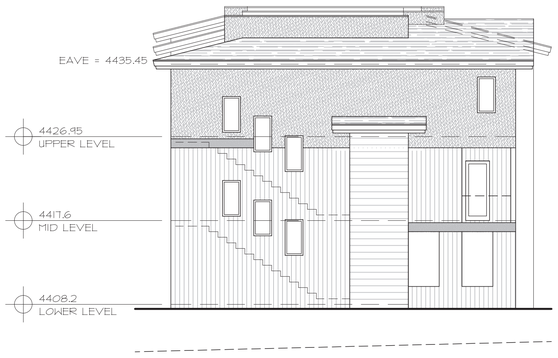
BUILDING 'D' ROOF PLAN

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

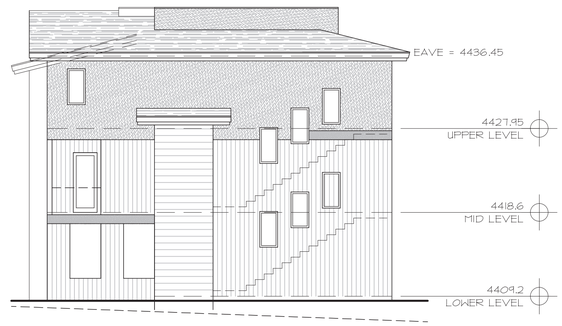
SHEET
D-1.04



1 D-2.01 FRONT ELEVATION
1/8" = 1'-0"



2 D-2.01 LEFT ELEVATION
1/8" = 1'-0"



3 D-2.01 RIGHT ELEVATION
1/8" = 1'-0"



4 D-2.01 REAR ELEVATION
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

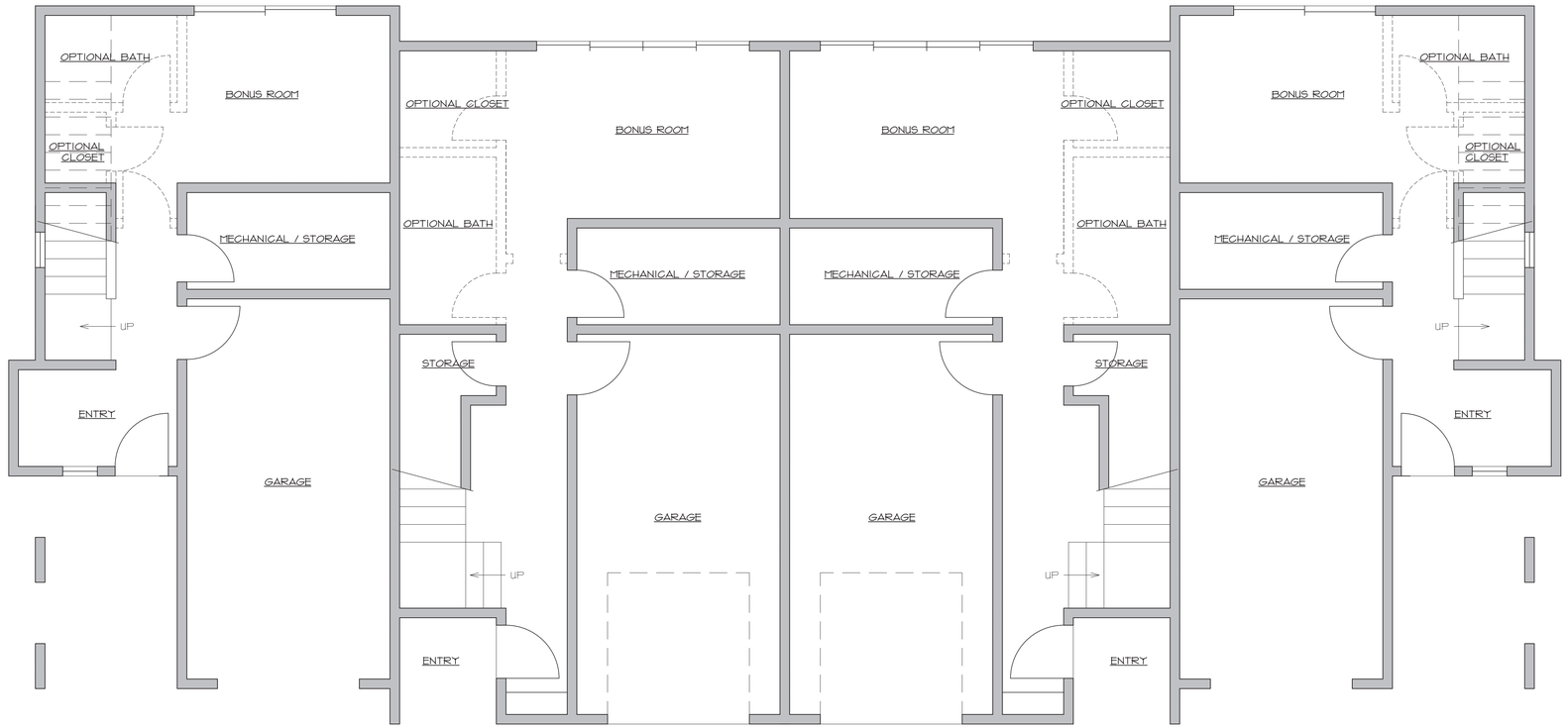
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'D' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
D-2.01



1 E-1.01 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

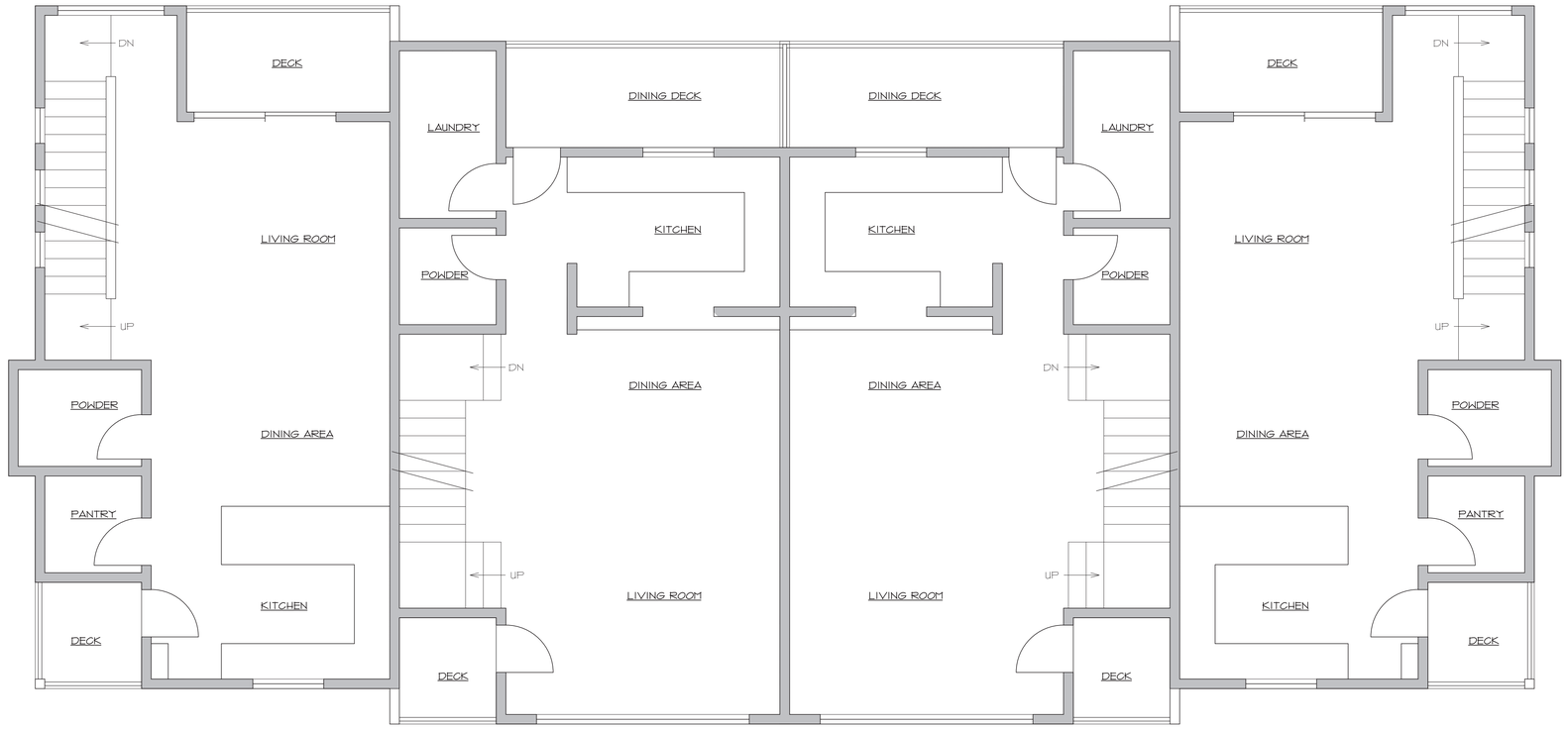
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'E' LOWER LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
E-1.01



1 E-1.02 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

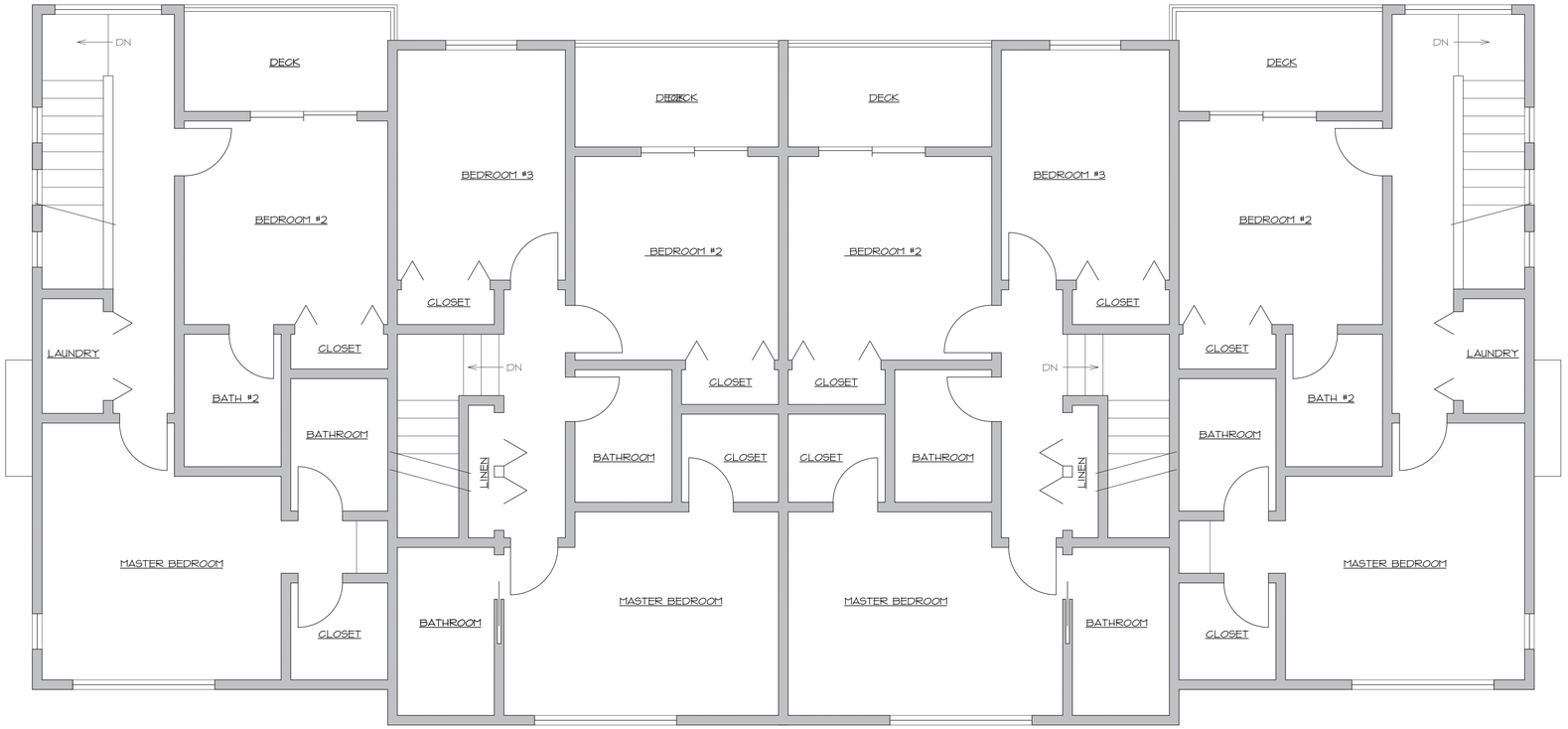
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'E' MAIN LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
E-1.02



1 E-1.03 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

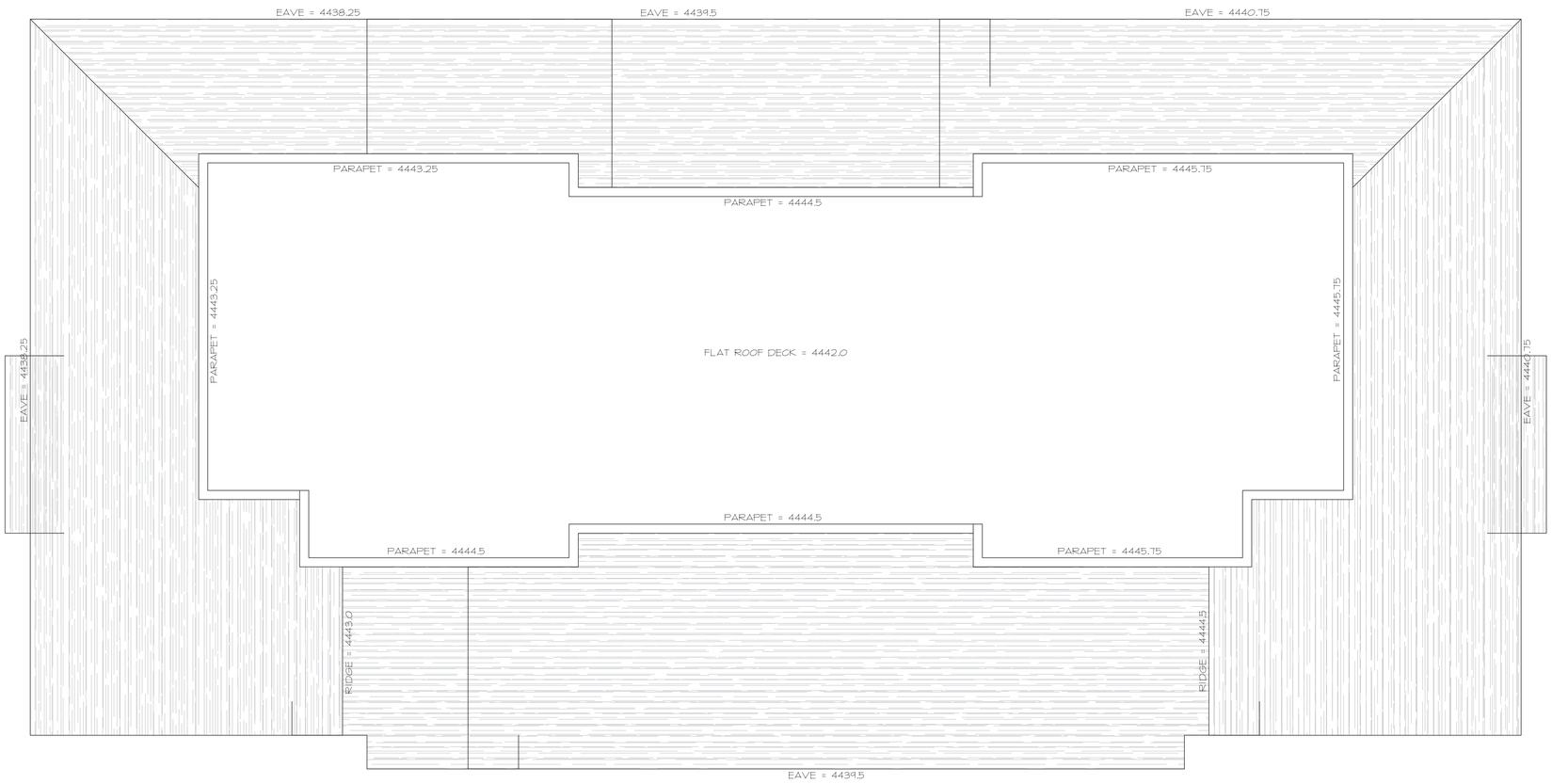
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'E' UPPER LEVEL

JAN 13 '25
9-9-25
1/4" = 1'-0"

SHEET
E-1.03



1 E-1.04 TOWNHOUSE ROOF PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

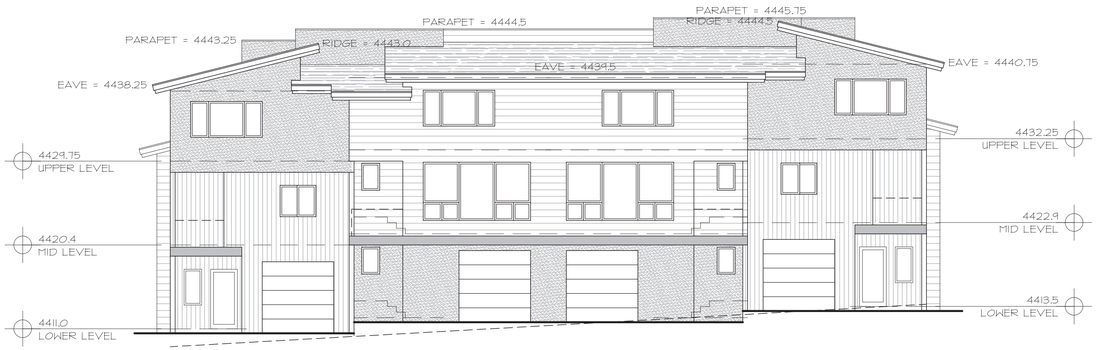
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

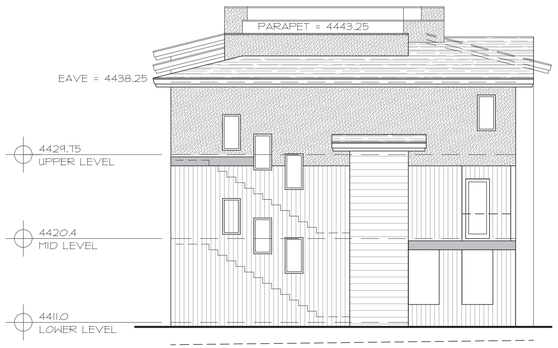
BUILDING 'E' ROOF PLAN

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

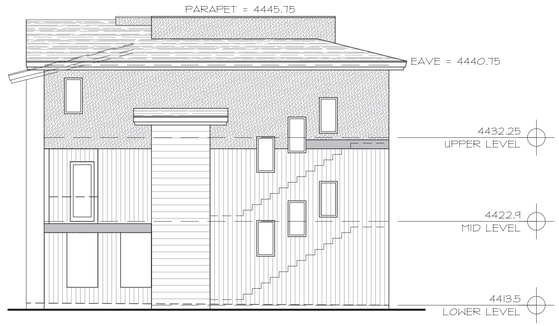
SHEET
E-1.04



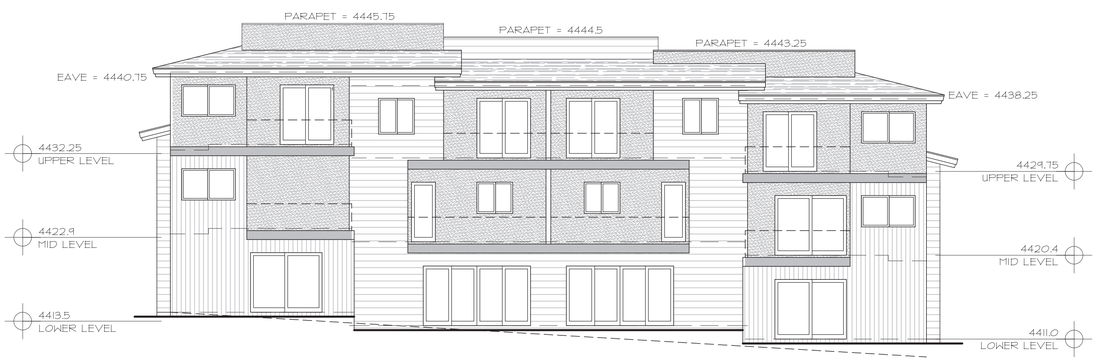
1 FRONT ELEVATION
E-2.01 1/8" = 1'-0"



2 LEFT ELEVATION
E-2.01 1/8" = 1'-0"



3 RIGHT ELEVATION
E-2.01 1/8" = 1'-0"



4 REAR ELEVATION
E-2.01 1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

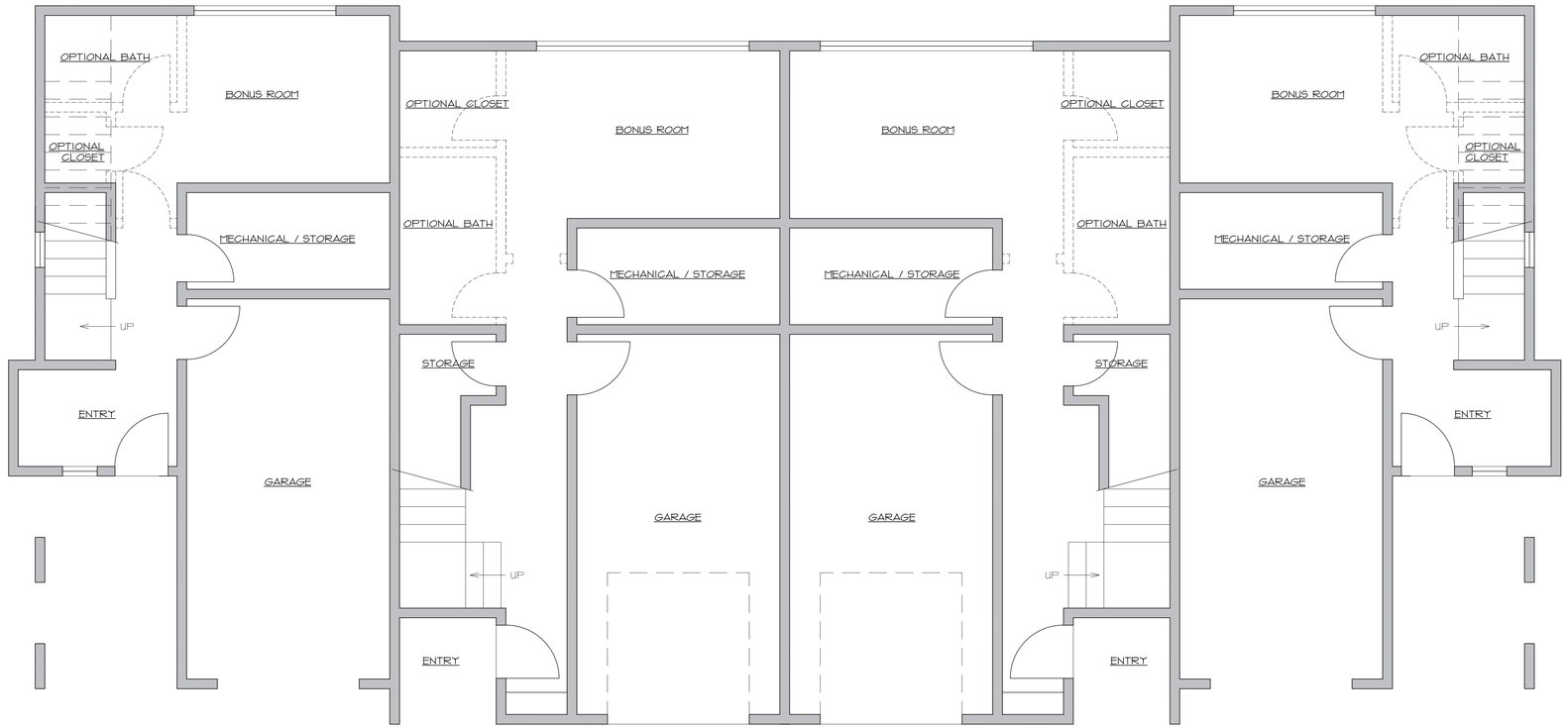
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'E' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
E-2.01



1 F-1.01 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

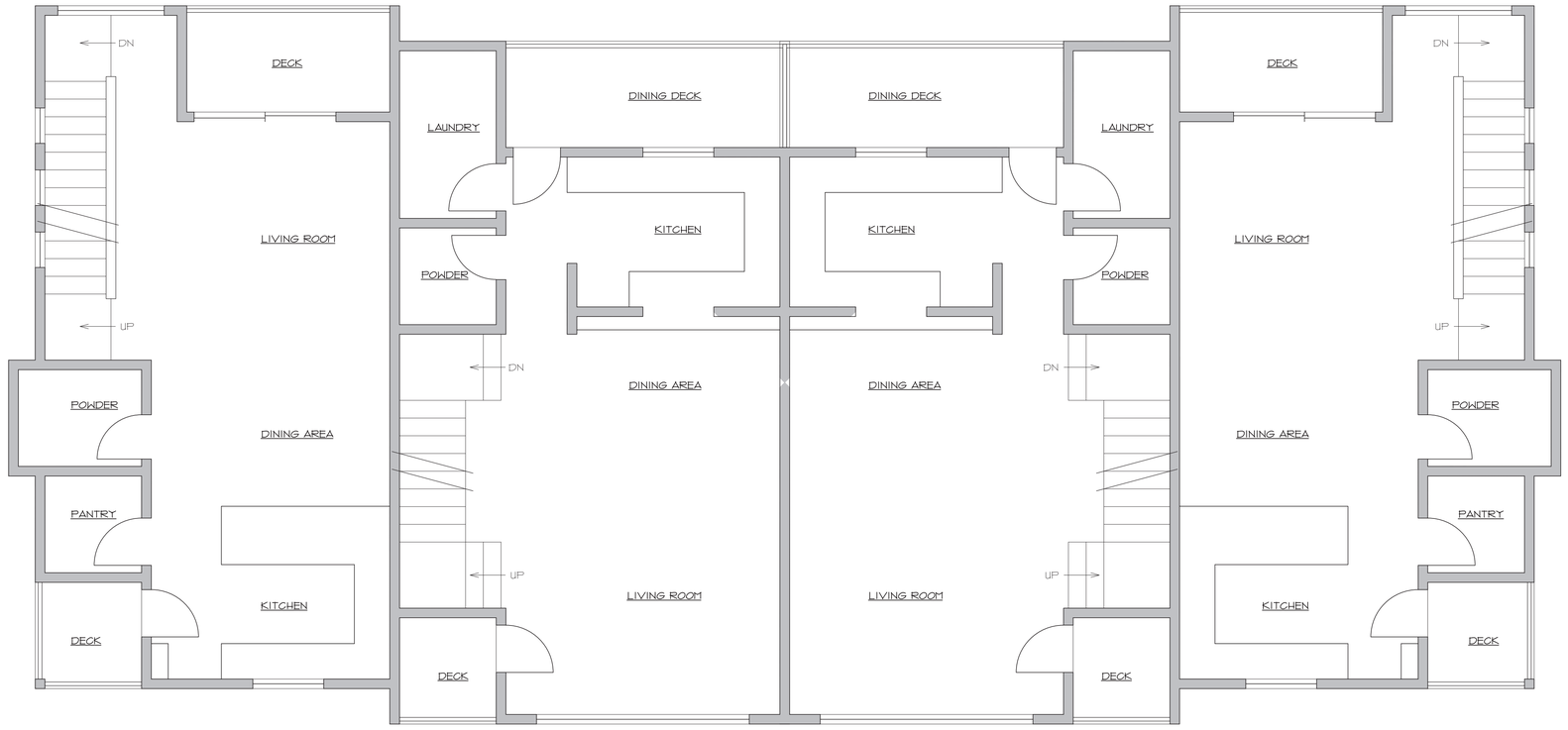
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'F' LOWER LEVEL

JAN 13 '25
9-9-25
1/4" = 1'-0"

SHEET
F-1.01



1 / F-1.02 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

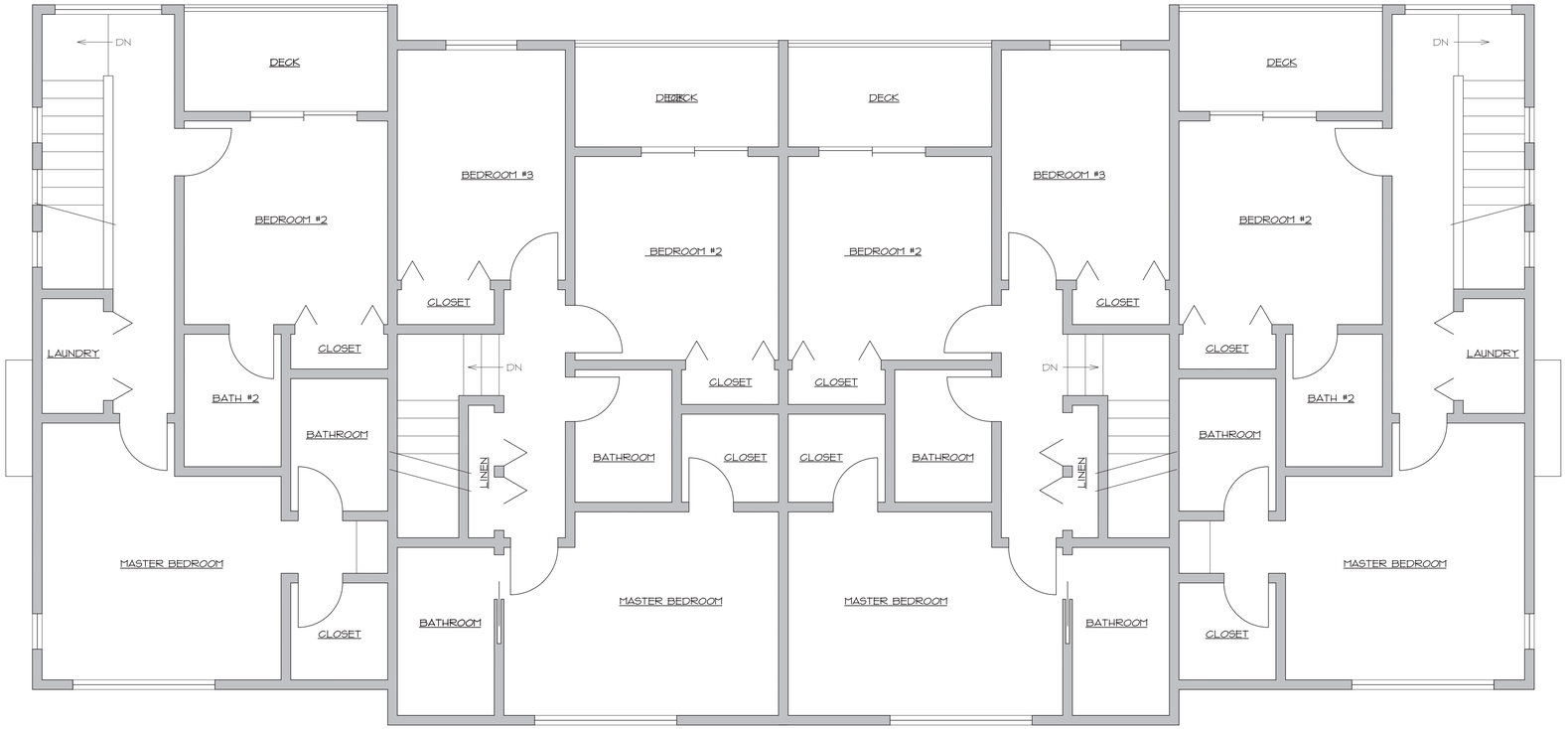
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'F' MAIN LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
F-1.02



1 F-1.03 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

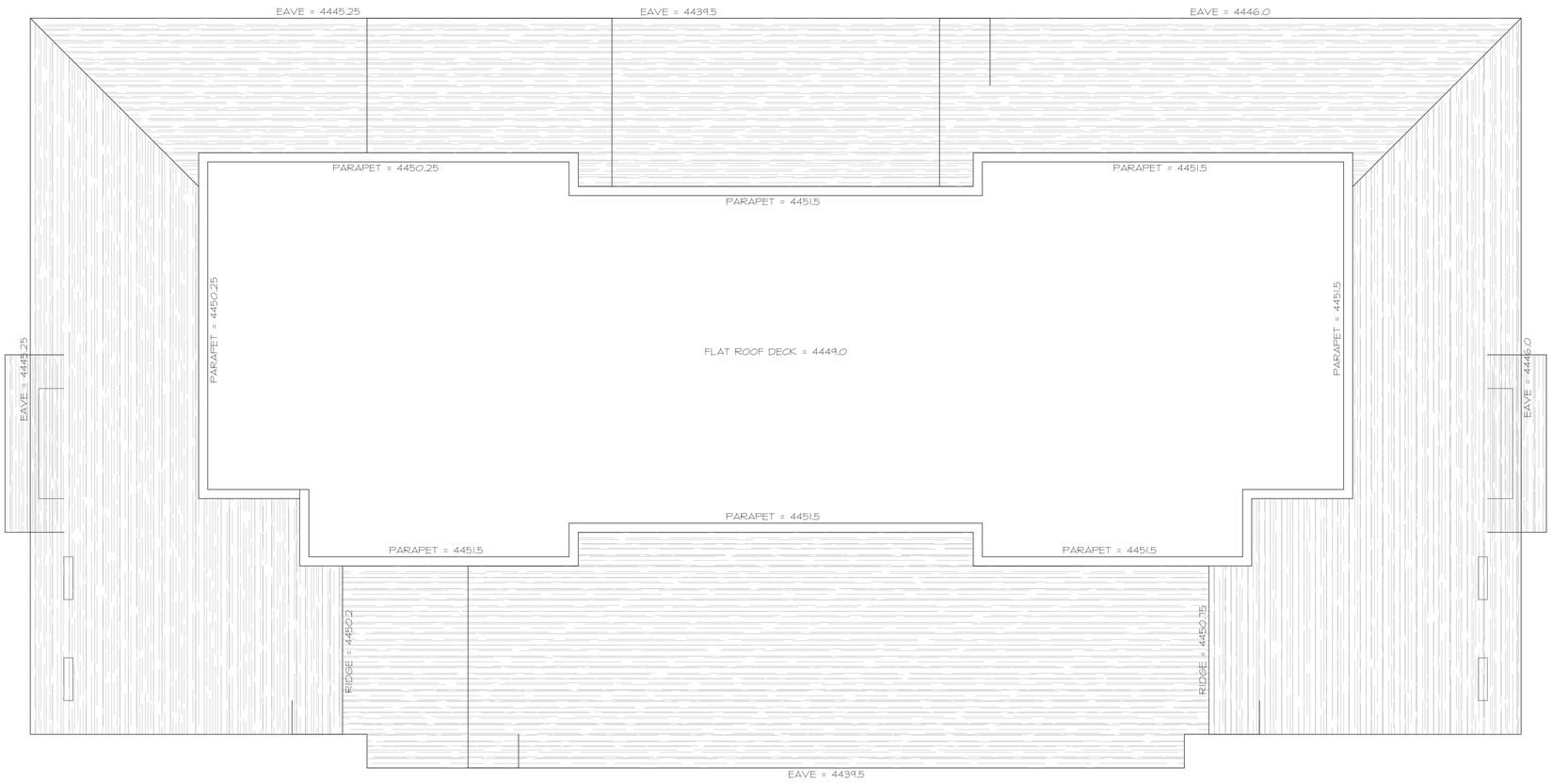
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'F' UPPER LEVEL

JAN 13 '25
9-9-25
1/4" = 1'-0"

SHEET
F-1.03



1 / F-1.04 TOWNHOUSE ROOF PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

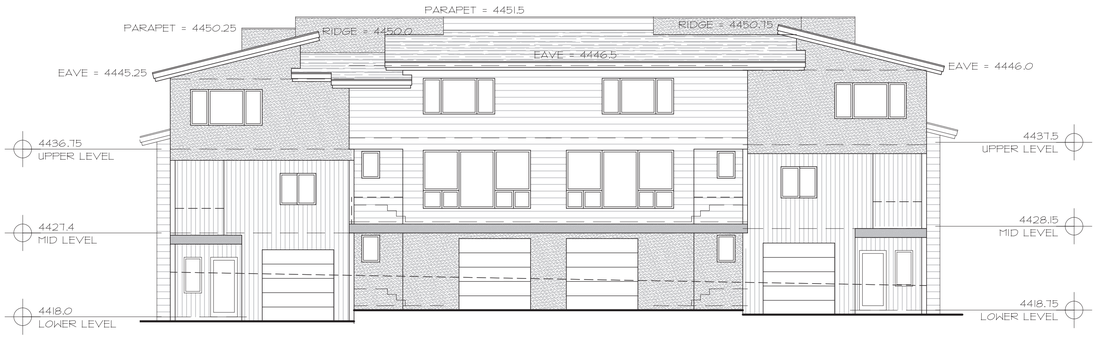
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

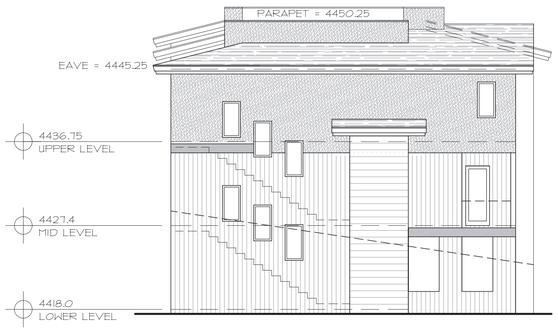
BUILDING 'F' ROOF PLAN

JAN 13 '25
9-9-25
1/4" = 1'-0"

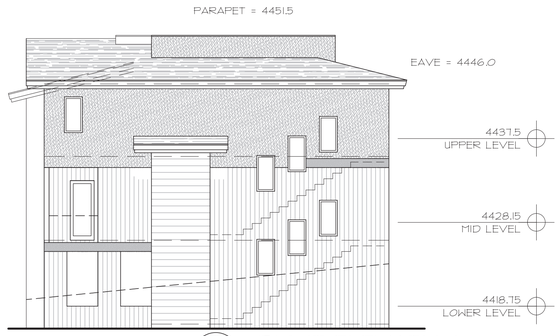
SHEET
F-1.04



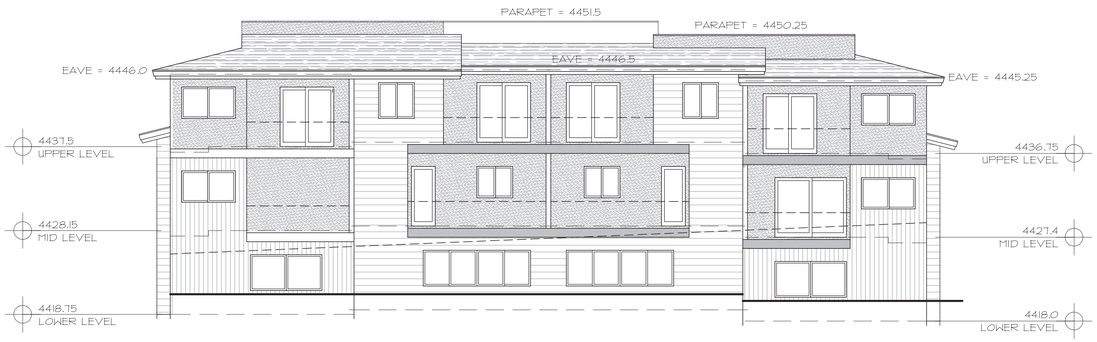
1 F-2.01 FRONT ELEVATION
1/8" = 1'-0"



2 F-2.01 LEFT ELEVATION
1/8" = 1'-0"



3 F-2.01 RIGHT ELEVATION
1/8" = 1'-0"



4 F-2.01 REAR ELEVATION
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

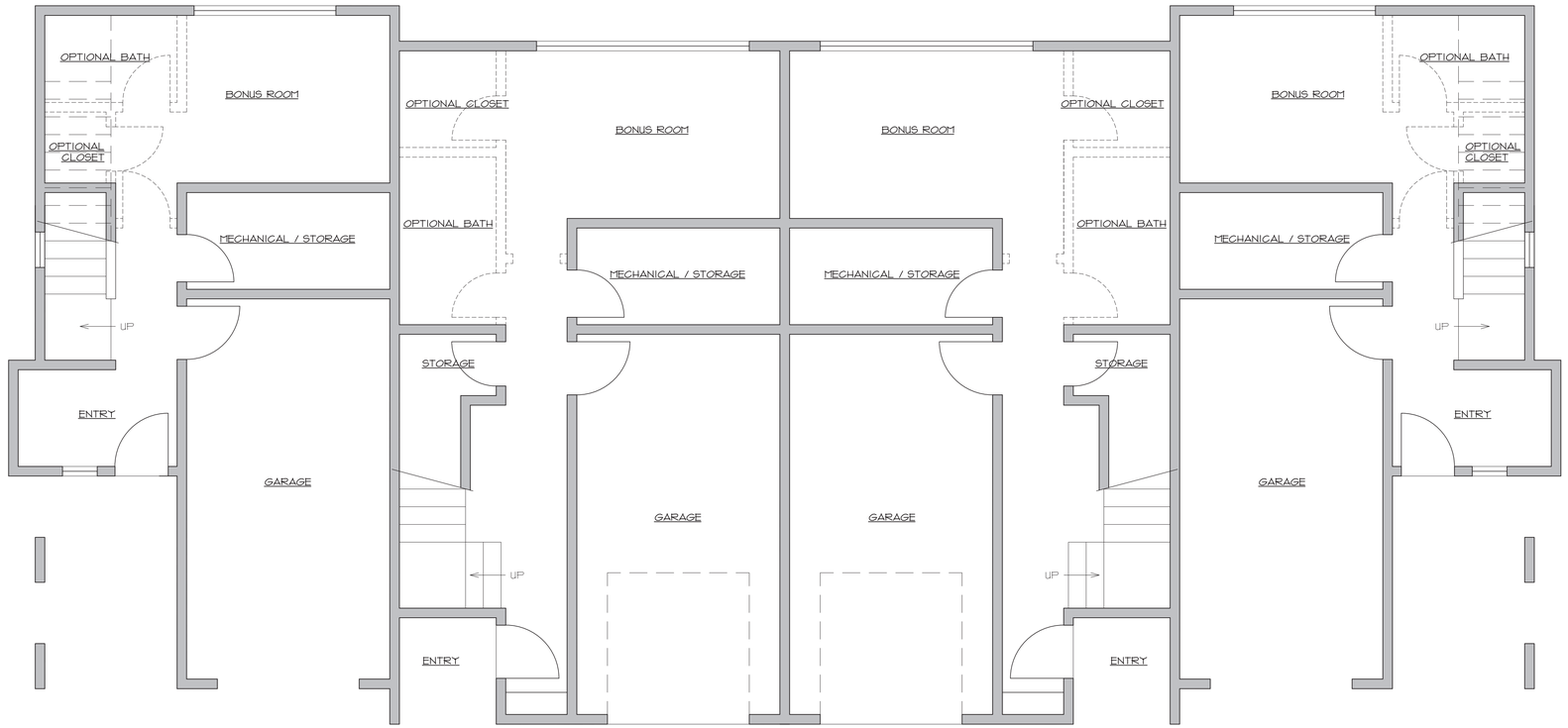
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'F' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
F-2.01



1 G-1.01 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

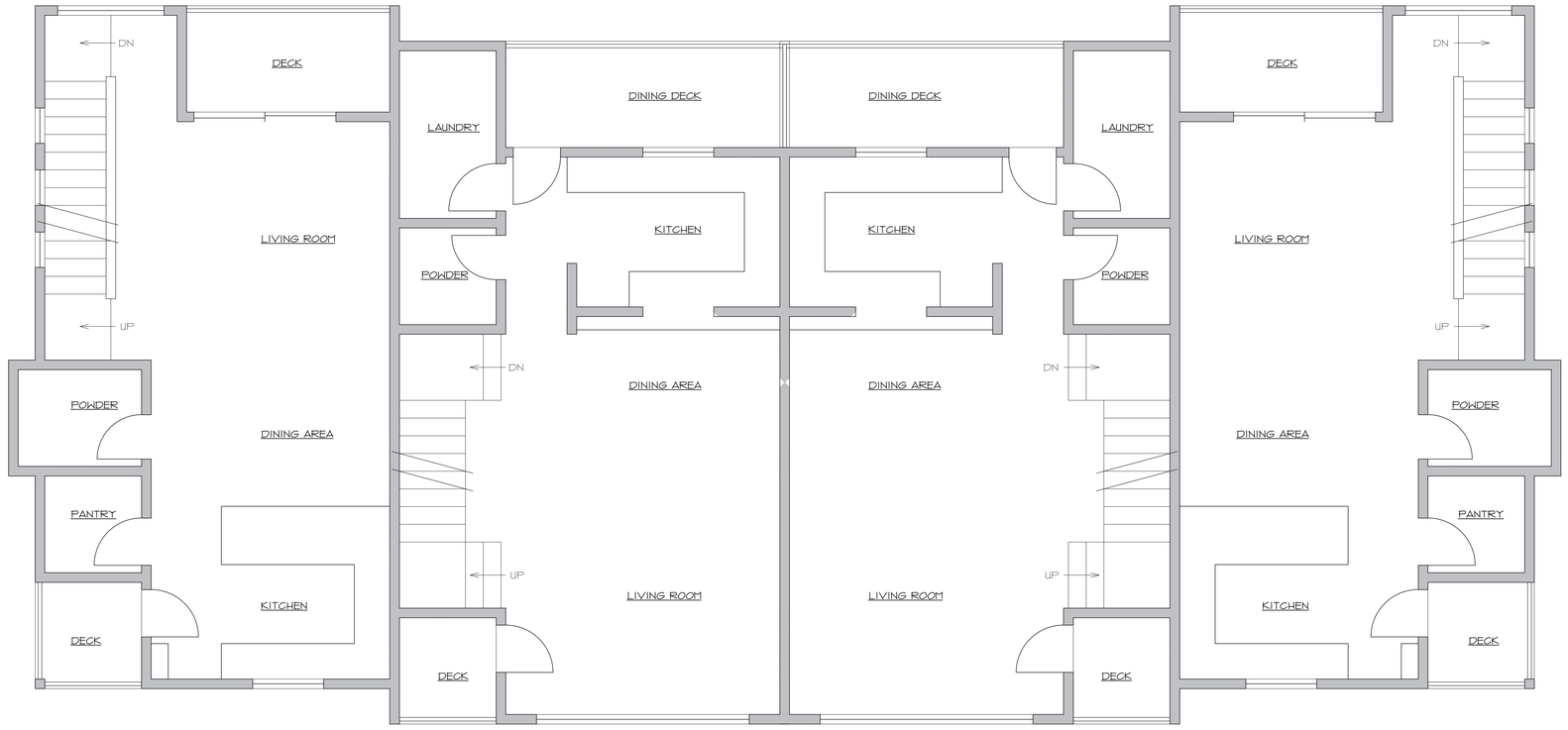
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'G' LOWER LEVEL

JAN 13 '25
9-9-25
1/4" = 1'-0"

SHEET
G-1.01



1 G-1.02 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

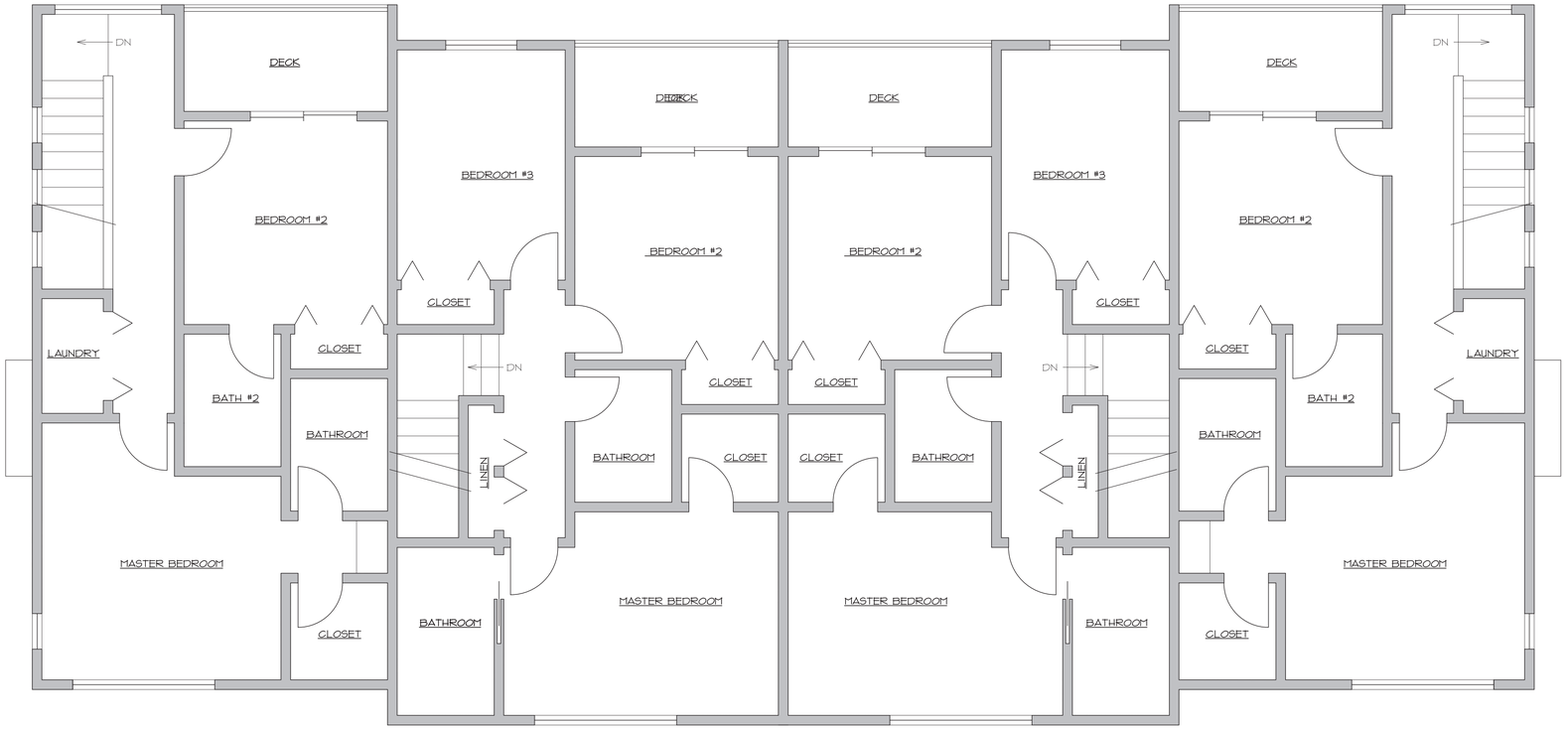
summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'G' MAIN LEVEL

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

SHEET
G-1.02



1 G-1.03 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

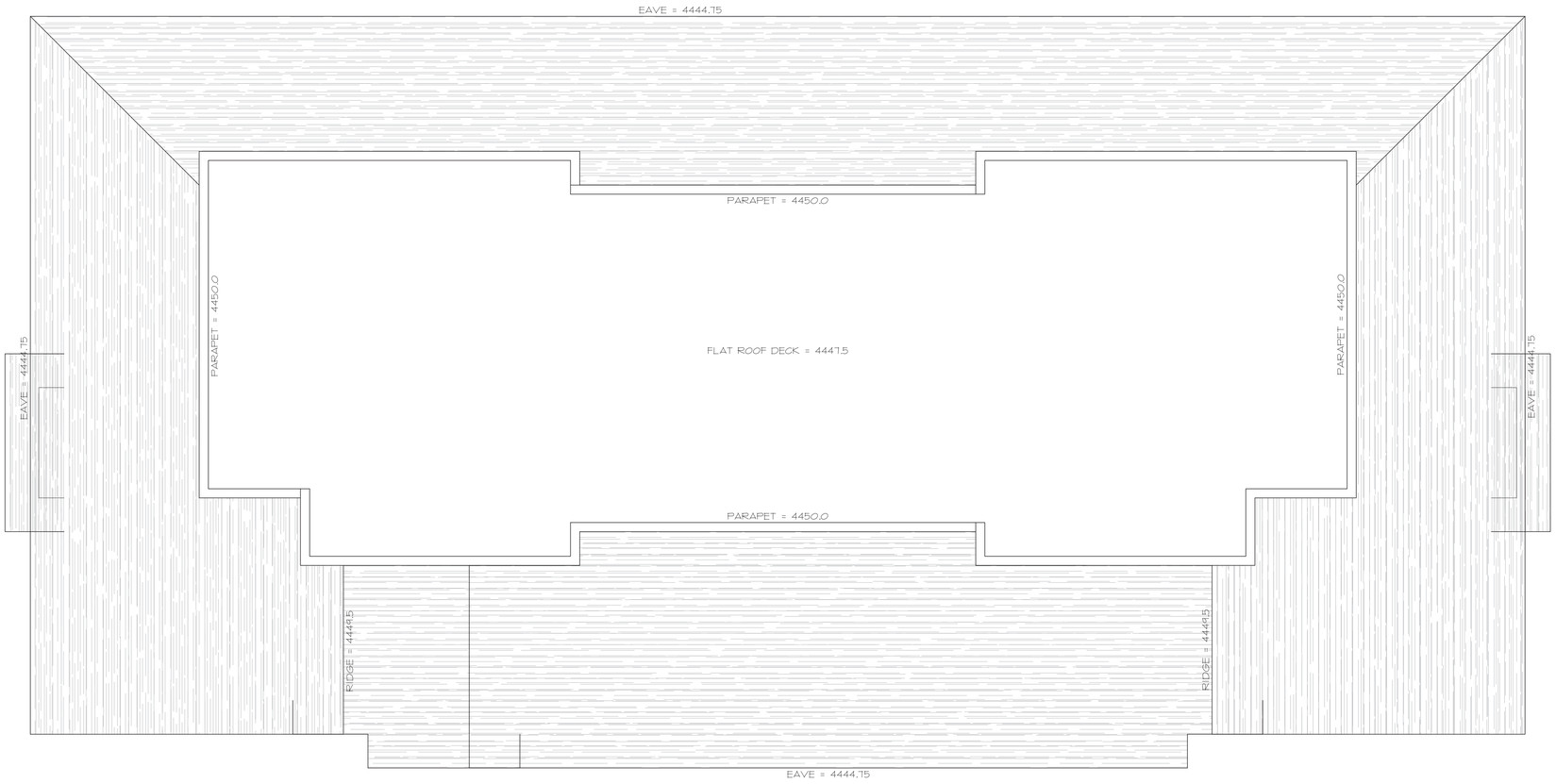
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'G' UPPER LEVEL

JAN 13 '25
9-9-25
1/4" = 1'-0"

SHEET
G-1.03



1 G-1.04 TOWNHOUSE ROOF PLAN
1/4" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

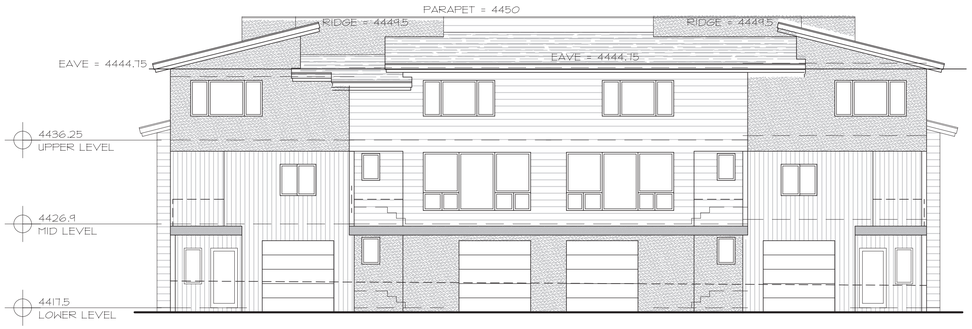
summitdesign architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

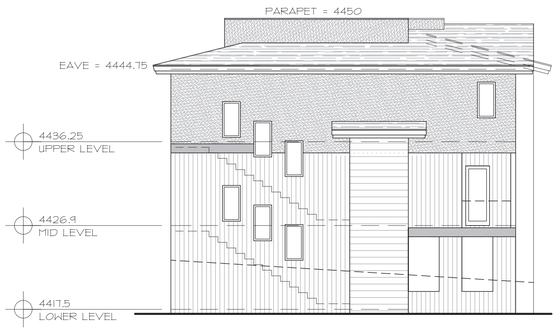
BUILDING 'G' ROOF PLAN

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/4" = 1'-0"

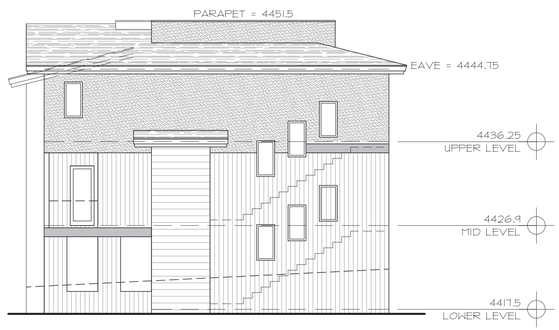
SHEET
G-1.04



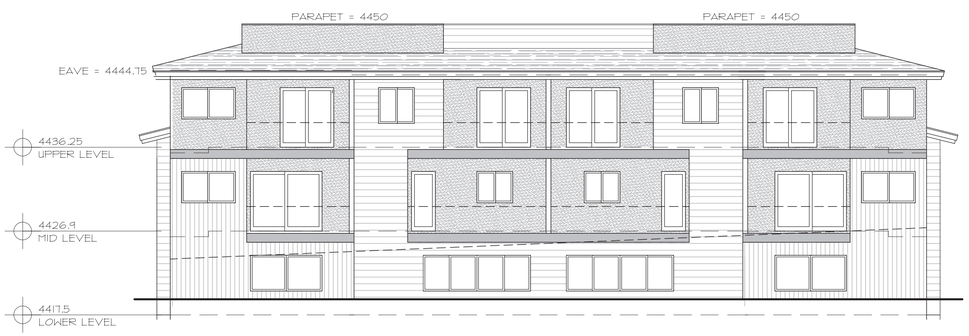
1 G-2.01 FRONT ELEVATION
1/8" = 1'-0"



2 G-2.01 LEFT ELEVATION
1/8" = 1'-0"



3 G-2.01 RIGHT ELEVATION
1/8" = 1'-0"



4 G-2.01 REAR ELEVATION
1/8" = 1'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

BUILDING 'G' ELEVATIONS

JAN 13 '25
9-9-25
1 2 3 4 5 6
1/8" = 1'-0"

SHEET
G-2.01

Attachment 3

Review Agency Comments

MEMO

To: Cari Meyer, Planning Manager
From: Sustainability Department
sustainability@sedonaaz.gov
(928) 203-5127
Date: October 16th, 2025
Subject: Recommendations for Goodrow Housing Development Application

Energy Conservation and Emissions Reductions

Upon reviewing the application materials, the Sustainability Department submits the below suggestions for consideration to foster incorporation of elements from the Sedona Climate Action Plan:

1) The Sustainability Department would also recommend the Goodrow Housing effort to implement rooftop solar panels. It is the Sustainability Department's recommendation to install solar photovoltaics at the start to reduce long-term costs, emissions, and impacts to operations if completed later. This would also benefit the tenets and lower on-site utility costs, since utility rates are anticipated to increase significantly in future years.

2) The project could explore utilizing green roofs on some of the buildings. This would reduce the heat effect, improve energy consumption of the buildings, and increase plant diversity on site. This could be done in conjunction with solar or as an alternative.

3) Natural gas is a significant greenhouse gas that contributed to over 35,000 metric tons of CO_2e in the Sedona community in 2023. New natural gas connections should be avoided whenever feasible. Heating and cooling of facilities should be done through passive designs or appliance alternatives like mini-splits, air-source heat pumps, or small geothermal applications

4) The Sustainability Program encourages the pursuit of the highest building certification feasible, in particular with respect to Coconino County's Sustainable Building Program.

5) For parking on site, it is recommended to include solar carports and/or green roof carports. This would help either increase onsite renewable electricity generation or reduce the heat island effect.

Transportation and Electric Vehicle Support

While EV charging infrastructure needs to be pre-plumbed in parking areas to comply with city code. Installation of a few charging stations is highly encouraged. This helps create the visibility and

adoption of the charging stations for prospective tenants. Level 2 charging stations would be feasible at the property, and it is strongly encouraged to discuss and coordinate efforts with Arizona Public Service (APS).

The Sustainability Department also encourages the development of dedicated sidewalks and connected spaces to minimize the road crossings for pedestrians. Alternative path structures like decomposed granite, pavers, crushed rock/fill from the site can reduce the amount of concrete or asphalt that would traditionally be used on site.

Water Conservation

The use of low-flow water fixtures, smart irrigation controllers, water bottle refill stations, should be considered for the sight or further highlighted in proposal. An additional suggestion is as follows:

6) Incorporate bioretention basins within property to help manage stormwater flows, improve passive watering of landscape, and increase plant diversity onsite.

Landscaping, Native Plants, and Ecosystem Services

Efforts to retain current native plants on-site, along with planting native and adaptive species in new plantings aligns well with the Climate Action Plan and is strongly encouraged. Some additional suggestions for consideration are below:

7) Native plants: Plant species chosen for the property should align with the City of Sedona's approved plant list. With annual temperatures increasing, as well as the risk of extensive drought, it would be beneficial to increase the use of native vegetation that is adaptive and drought tolerant to reduce the reliance on water resources. Additionally, deciduous plant species may be able to provide shading during the hotter months, yet help the buildings warm up in the winter months.

8) Consider the development of an invasive species management plan during the construction process. When removing structures and disturbing landscape on site, the subsequent disturbed area can provide an opportunity for invasives to establish themselves. Local partners, as well as the University of Arizona's Pest Management Center, may be able to provide additional support if desired.

Recycling and Compost

9) Recycling drop-off location: Considerations should be made on providing increased recycling access for users of the property. A recycling drop-off location in collaboration with Sedona Recycles, or other vendor, would be ideal and improve waste diversion. This would help reduce greenhouse gas emissions associated with landfilled solid waste, reduce waste entering the watershed, and improve ecosystem health.

10) Compost drop-off location: Considerations should be made on utilizing a compost pick up service for food scrap waste that could be positioned with a recycling drop-off location. This would be ideal and improve waste diversion efforts. Composting helps reduce greenhouse gas emissions associated with landfilled solid waste and improve ecosystem health.

Urban Heat

11) To combat the heat island effect that Sedona experiences, the Sustainability Department strongly recommends incorporating strategies for heat mitigation and adaptation. Various strategies include previously mentioned carports and green roofs, along with additional options like higher albedo asphalt or roof coatings, shade trees, and building materials.

Exterior Lighting

12) It is highly encouraged for the site's exterior lighting switch to narrow-band amber fixtures. Narrow-band amber lighting (590nm wavelength) is a preferred lighting wavelength from Lowell Observatory to help improve the community's dark skies.

Attachment 4

Land Development Code Checklist

Land Development Code Checklist

PZ24-00011 (DEV) Goodrow Housing

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

The Sedona Land Development Code sets the minimum criteria for review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

Public Hearing Date: December 2, 2025

***This application is being reviewed in conjunction with a concurrent request to rezone the subject property to RM-3 (High Density Multifamily) and is done based on the requirements for the RM-3 zone. If the associated rezoning is not approved, this review would not be valid.*

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable

LDC Article 2: Zoning Districts		
2.10: RM-3: High-Density Multifamily		
	2.15.B: RM-3 Lot and Building Standards	
		Evaluation: The property is proposed to be zoned RM-3 (High-Density Multifamily) and meets zoning requirements for setbacks and lot coverage. The project does not comply with height restrictions. However, the applicant intends to request a height exception from City Council based on the provision of affordable housing, as allowed for in DIGAH (Development Incentives and Guidelines for Affordable Housing). The height exception request would be considered by Council in conjunction with the zone change request when this project goes to Council. If Council does not approve the height increase, the project would not be approved/allowed to move forward.
		Compliance: ☐ *Yes* ☐ *Partial* ☒ *No* ☐ *Not Applicable*
	2.15.C: Other Standards	
		Evaluation: The project does not comply with all applicable sections of the LDC. The applicant intends to request exceptions from City Council based on the provision of affordable housing, as allowed for in DIGAH. The exception requests would be considered by Council in conjunction with the zone change request when this project goes to Council. If Council does not approve the exceptions, the project would not be approved/allowed to move forward. There are no use specific standards applicable to this use.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
2.24: Measurements and Exceptions		
	2.24.B: Density	
		Evaluation: The RM-3 zone permits a maximum of 20 units per acre. A total of 51 units are proposed. 19 units are over 1,000 square feet. 32 units are between 500 and 1,000 square feet (0.75 units when calculating density). This results in a density calculation of 43 units on 2.84 acres, or 15.2 units per acre.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	2.24.C: Lot and Space Requirements	
		Evaluation: The lot meets minimum dimension requirements. All buildings meet the same setback and height requirements.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	2.24.D: Setbacks	

Evaluation: RM-3 setbacks are 10 feet from the front property line, 20 feet from the rear, and 8 feet from the side property lines. The plans designate the western property line as the front. All buildings meet setback requirements based on this orientation. (Note: The setbacks designated on the plans are incorrect. However, the plans meet setback requirements if correct setback are applied.)

The DIGAH requires that properties that, when a development applies a height increase, the portion of the building with the height increase must be a minimum of 20 feet from all property lines. The project does not comply with this setback requirement. The property owner has indicated that they intend to request an exemption from this requirement.

Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable*

While the property meets zoning setback requirements, it does not meet setback requirements for building that are applying for increased height under the DIGAH. The property owner has indicated that they intend to request an exemption from this requirement.

2.24.E: Building Height

Evaluation: While it is understood that the development will be asking for a height exception, the plans need to show complete height information to ensure we know how much of a height exception is being requested.

Horizontal Plane: The horizontal plane requirements do not apply to projects in the RM-3 district.

Parallel Plane: Maximum building height is 22 feet above natural grade unless alternate standards are applied. An additional 5 feet (10 points) may be applied if darker paint colors or smaller unrelieved building planes are used. The proposed color has an LRV of 29%, which would not get any points under alternate standards (for color, a maximum of 5 points are available if the LRV is lowered to 21%). The plans do not indicate the largest unrelieved building plane, though the buildings do appear to have building planes exceeding 600 square feet, so no points are given for unrelieved building planes. Based on the current proposal, no additional height allowance would be given. Other options to increase permitted height, such as sloped roofs or applying additional height to every 3rd building are either not used or their application is not clearly shown.

The plans show the buildings at the following maximum height above natural grade:

- **Building A:** 41.5’ (19.5’ above parallel plane)
- **Building B:** 41.5’ (19.5’ above parallel plane)
- **Building C:** 38’ (16’ above parallel plane)
- **Building D:** 37’ (15’ above parallel plane)
- **Building E:** 35’ (13’ above parallel plane)
- **Building F:** 29’ (7’ above parallel plane)
- **Building G:** 30.5’ (8.5’ above parallel plane)

All buildings exceed height allowances and, as outlined above, the plans do not take advantage of the allowances for height increases already built into the code. If alternate standards were maximized, the amount of height increases requested would be reduced by 5 feet.

The applicant has indicated that they intend to request City Council approve an exception for the proposed heights under the DIGAH. City Council has requested that Planning and Zoning Commission weigh in on the proposed height increases.

Compliance: ☐ *Yes* ☐ *Partial* ☒ *No* ☐ *Not Applicable*

The applicant has indicated that they intend to request City Council approve an exception for the proposed heights under the DIGAH. City Council has requested that Planning and Zoning Commission weigh in on the proposed height increases.

		As part of its review and recommendation, the Commission may recommend that Council (1) approve the height exceptions as proposed, (2) approve the height exceptions with conditions, or (3) deny the height exceptions
LDC Article 3: Use Regulations		
	3.2.E: Table of Allowed Uses	
		Evaluation: Multi-family is a permitted use in the RM-3 zoning district.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	3.3: Use Specific Standards	
		Evaluation: There are no applicable use specific standards for this project.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
LDC Article 5: Development Standards		
5.3: Grading and Drainage		
	5.3.D: General Standards	
		Evaluation: The site slopes down from north to south. The southeast corner of the lot is in the 100-year floodplain (City-designated) and the areas adjacent to the floodway are in the 500-year floodplain (City-designated). The buildings step with the land; significant grading is not needed for this project. The site has been previously disturbed, though areas in the northwest corner still contain native vegetation. This area, which is also closest to existing homes, is shown on the plans as being left in its natural state. All work is contained within the property boundaries. A grading and drainage plan and report have been submitted and reviewed by the Public Works Department. Public Works Staff has provided comments that will need to be addressed with the Final Grading and Drainage report prior to issuance of building permits.
		Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable* *Public Works Staff has provided comments on the grading and drainage plan that will need to be addressed with the Final Grading and Drainage report prior to issuance of building permits. This is included as a recommended condition of approval.*
5.4: Access, Connectivity, and Circulation		
	5.4.D: Street Connectivity	
		Evaluation: The project will be accessed off Bennett Way and Goodrow Lane, existing public streets. No new streets are needed for the development. In addition, the project provides a potential future connection to Contractors Road to the east of the site. Pedestrian access is provided throughout the site and sufficient space is left for the sidewalk along the Bennett Way extension to be widened to 10 feet wide. Police and Fire have reviewed the plans and have not expressed any concerns with the site layout. No waivers are being requested and no gates are proposed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.4.E: Driveways and Access	
		Evaluation: The access points are at the south end of the site (Goodrow) and the west side of the site (Bennett). Vehicles will be able to enter and exit in forward drive and fire truck turnarounds are provided where necessary. Police and Fire have reviewed the plans and have not expressed any concerns. The units that have garages provide a 20’ deep driveway between the garage and drive aisle. No parking is located within a setback. No driveway is proposed on a state highway.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.4.F: Visibility Triangles

Evaluation: No buildings or other site elements are in visibility triangles. Landscaping in visibility triangles will be maintained to meet sight distance requirements.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.4.G: Cross-Access between Adjacent Uses

Evaluation: This section only applies to nonresidential development.

Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*

5.4.H: Pedestrian and Bicycle Circulation

Evaluation: Pedestrian and bicycle connections are provided throughout the site. Sufficient space is provided along the Bennett Way extension to allow the sidewalk to be widened in the future if desired.

Bicycle parking is provided in the common area; each apartment unit has a storage space that could accommodate a bicycle and the townhouses can accommodate bicycle storage.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.5: Off-Street Parking and Loading

5.5.D: Minimum Off-Street Parking Spaces Required

Evaluation: The apartment units include 12 one-bedroom units (1.25 parking spaces per unit) and 23 two-bedroom units (1.75 parking spaces per unit), for a total parking requirement of 55 spaces. 59 parking spaces are provided. The townhouses each require 1.75 spaces and each provide 2 spaces (one garage, one driveway).

The LDC requires 0.5 covered parking spaces per unit (26 total required for this development). 41 covered parking spaces are provided (16 in townhouse garages, 25 under the apartment buildings).

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.5.E: Parking Alternatives, Credits, and Adjustments

Evaluation: No parking alternatives, credits, or adjustments are requested.

Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*

5.5.F: Off-Street Parking Layout and Design

Evaluation: Parking spaces will be required to be used for parking cars. No parking is in a fire lane. Parking areas are not located between the building and the street frontage. Parking is on the same parcel as the apartment building.

The parking area and parking spaces have been designed in compliance with City requirements, including dimensional requirements, surfacing, landscaping, and lighting. Pedestrians have a separated entrance to the site that does not require use of the drive aisle

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.5.G: Loading and Stacking Areas

Evaluation: No loading or stacking areas are required. .

Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*

5.6: Landscaping, Buffering, and Screening

5.6.C: Landscaping and Buffering

Evaluation:

(1) General Landscape Standards: Based on the size of the landscape area, 54 trees are required and 85 are provided. 162 shrubs are required and 250 are provided. 15 different tree and shrub species are proposed. No species comprises more than 50% of the required landscape materials. All proposed plants are native (100%).

(2) Landscaping is provided along the front exterior side yards. All areas within the setbacks not being paved for driveways are landscaped. The project does not include any parking areas that need to be screened or provide landscaping. Landscaped areas are located appropriately throughout the site and

where required for screening and buffering purposes. The area at the north end of the site is not being landscaped due to being left in its natural condition.

(3) The property is adjacent to a single-family zoning district to the north. A landscape buffer is provided (left in natural condition).

(4) Landscape areas will be required to be maintained after installation.

(5) Where possible, existing trees will be protected in place and incorporated into the final design. Total number of trees planted may be reduced based on total number of trees saved.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.6.D: Screening

Evaluation:

(1) No roof mounted equipment is proposed.

(2) Ground mounted equipment will be screened by landscaping.

(3) Screened refuse areas are provided at the north and south ends of the site.

(4) No outdoor storage areas are proposed.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.6.E: Fences and Walls

Evaluation: No walls are proposed at this time. If any are needed, they will be designed to meet LDC height and design requirements.

Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*

5.7: Site and Building Design

5.7.D: Site Design

Evaluation: The site slopes from the north to the south, with about 40 feet of elevation change from the northwest corner to the southwest corner. There is a 100-year floodplain through the southeast corner of the site and a 500-year floodplain adjacent to the 100-year floodplain. Most buildings have been located outside of the 100-year floodplain and all buildings will be required to comply with Engineering requirements prior to permit issuance.

The development generally steps with the grade of the site and the tallest buildings are at the lowest point of the site.

Pedestrian connections are provided throughout the site and tie into existing sidewalks. The site has been designed to allow a connection to the east in the future.

All utilities will be underground.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.7.E: Building Placement and Orientation

Evaluation: The buildings are designed to frame both entrances as well as hide most of the parking areas. As a multifamily development, the requirements for building separation do not apply.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.7.F: Building Design

Evaluation:

(2) Building Form

a. Building Massing: **Apartment Buildings:** The Main level of the apartment buildings incorporate a 2’ jog and a 5’ jog, combining for a 7’ offset in the building. This area also exceeds 100 square feet in area, meeting plan view massing requirements. The roofs of the buildings are designed in 5 different sections, each with at least 2 vertical feet between them, meeting elevation view massing requirements.

Townhouse Buildings: The area by the entry way on the first floor as well as the decks on the second floor exceed 6 feet in each direction and 100 square feet, allowing the area on either side of these areas to count as massing, meeting plan view massing requirements. The roof has not been designed to meet massing requirements, as the areas that vary by 2 vertical feet from the main roof do not meet the size requirements to count as a mass.

b. Building Proportions and Scale: The "taller" building elements are located at the lowest portion of the site. Height transitions: Due to topographical changes, the buildings adjacent to existing residences (north end of property) do not exceed the height of those buildings by more than 10 feet.

c. Building Articulation: Horizontal Articulation: The building incorporates projections, recessions, and changes in materials along the elevations. Other articulation requirements do not apply to multifamily buildings. Transparency: Due to the orientation of the property and the surrounding roads, no building façade faces a public street or public area. Roofline Variation: No roofline exceeds 50 feet in length without a projection, recession, or change in roof height.

d. No building exceeds 150 feet in length.

(3) The area around the project site is an older area of Sedona without a predominant architectural theme. The building is not being designed as signage and all buildings within the development use the same design.

(4) No mirrored or reflective surfaces are proposed. No exterior finishes on the prohibited list are proposed.

(5) The maximum light reflectance value proposed is 29%. Based on the sizes of the buildings, a maximum of 28% is permitted. Based on the review of heights, if the Commission or Council wishes that the impact be mitigated by applying existing height allowances (alternate standards), a darker paint color may be required.

Compliance: ☐ *Yes* ☐ *Partial* ☒ *No* ☐ *Not Applicable*

The applicant has indicated that they intend to request City Council approve an exception for the proposed massing under the DIGAH (Townhouse elevation view massing is noncompliant). City Council has requested that Planning and Zoning Commission weigh in on the proposed exception.

As part of its review and recommendation, the Commission may recommend that Council (1) approve the massing exceptions as proposed, (2) approve the massing exceptions with conditions, or (3) deny the massing exceptions.

Recommended Condition of Approval: *Exterior colors shall not exceed 28% LRV [or darker if required due to approval of building heights].*

5.8: Exterior Lighting

5.8.E: General Lighting Standards

Evaluation:

(1) All lighting is proposed at a maximum of 3000K (Maximum 4000K is permitted).

(2) No prohibited lighting types are proposed.

(3) All proposed light fixtures are fully shielded.

(4) The site is 2.83 acres, allowing for a maximum of 198,100 lumens. 125,162 lumens are proposed.

(5) All fixtures will be fully shielded. No motion sensor lighting is proposed.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

5.8.F: Supplemental Class 3 Lighting Standards

Evaluation: All Class 3 lighting is fully shielded; no uplighting is proposed.

		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.8.G: Parking Area Lighting	
		Evaluation: Parking lot lighting is Class 2 and 2700K. The plans do not indicate the height of the light poles; the LDC limits height to 12 feet.
		Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable* *Plans do not indicate the height of the parking lot lights, which the LDC limits to 12 feet.* ***Proposed Condition of Approval:*** *Parking lot lights shall be limited to 12 feet in height.*
	5.8.H: Pedestrian Walkway Lighting	
		Evaluation: Pedestrian walkways are lit with low level, fully shielded bollards.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.8.I: Exterior Building Lighting	
		Evaluation: Fully shielded fixtures wall mounted fixtures are proposed. No excessive lighting is proposed.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.8.J: Sign Illumination	
		Evaluation: Compliant sign lighting is included on the lighting plan.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.8.K: Supplemental Lighting Standards for Specific Uses	
		Evaluation: None of these standards apply to this project.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
5.9: Public Art		
	5.9.B: Applicability	
		Evaluation: Public art is not required for multifamily projects that include strategies for addressing local housing needs.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	5.9.C: Public Art Requirement	
		Evaluation: Public art is not required for multifamily projects that include strategies for addressing local housing needs.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
Article 6: Signs		
6.7: Design Standards Applicable to All Signs		
		Evaluation: The proposed project identification signs meet design standards contained in the LDC. Sign Lighting is complaint and included in the lighting plan.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
6.8: Exempt Signs		
		Evaluation: The sign plans contain building identification (addresses), which comply with design and lighting standards and are exempt from permitting requirements.
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
6.11: Permanent Signs (Residential Districts)		
		Evaluation: The project is permitted and is proposing two monument signs – one at the Bennett Way entrance and one at the Goodrow Lane entrance. Signs are 3 feet tall and 12 square feet. Additional signage is proposed for building identification and is exempt from
		Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

Attachment 5

Public Comments

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Tue 10/7/2025 7:27 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	10/07/2025 7:27 a.m.
Response #:	750
Submitter ID:	7813
IP address:	2607:fb91:4100:4faf:b9a3:baa6:7a43:1f16
Time to complete:	2 min. , 23 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Goodrow Housing

2.

What are your comments, concerns, ideas, and suggestions about this project?

We havent heard much as of late. I am not against the project, I and against the height and short length of reasonable housing! It would be nice to be able to look up updates and if things are moving forward.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	David O'Donnell
Address (or Street Name):	205 Sunset Dr Lot 6 Lot 6
City of Residence	Sedona
E-mail:	odonnelld2007@yahoo.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Thu 11/13/2025 9:12 AM
To Cari Meyer <CMeyer@sedonaaz.gov>

This one isn't directly related to a planning application but thought you should be aware of the opinion related to a 50 year limit.
Thanks

From: Lin Ennis <lin@linennis.com>
Sent: Wednesday, November 12, 2025 9:53 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Lin Ennis
E-Mail Address:	lin@linennis.com
Phone Number:	928 300-3077
Address:	Information not Disclosed
Message:	I lived in Sedona from Nov. 1, 2002 till Nov. 1, 2024. I have always supported and championed affordable housing. I do not believe that necessarily means a new home. I was 52 before I bought a house for myself to live in! In other words, I believe in apartments and rentals before purchasing a new home. People who can barely afford mortgage payments cannot generally afford home maintenance! When affordable apartments or other housing is built,

	the affordability should not sundown/expire as quickly as some housing in Sedona has, e.g., Nepenthe. What's wrong with a 50 year or permanent designation. Rent to own is also a possibility. Smaller homes, smaller apartments. Transitional housing. Thanks for asking.

Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.